



KEtm
KINGSLEY
EVANS

HONEYACRE

Ullenwood, Cheltenham, GL53 9QT

HONEYACRE

ULLENWOOD, CHELTENHAM, GL53 9QT

The most beautiful stone property requiring modernisation or the opportunity to redevelopment, nestled within picturesque grounds of circa 1 one acre with a further five acres available.

-
- Reception Hall • Sitting Room • Dining Room/Library • Sunroom • Kitchen/Breakfast Room • Family Room
 - Study/Bedroom 5 • Four Further Bedrooms • Four Bath/Shower Rooms • Garden of circa 1 Acre with a Copse
 - Large Garage Block • A Further Five Acres Available
-

DESCRIPTION

The property is an extremely attractive, detached period house built of mellow honey coloured stone in a symmetrical construction. Nestled its own beautiful private grounds and gardens, the house naturally lends itself for redevelopment, subject to the necessary consents. The house itself has been a much-treasured family home for many years and has not come to the market since they purchased it in 1962, as such it is offered for sale requiring a full renovation.

Currently, the accommodation is arranged over two floors spanning c2675 Sq Ft of practical accommodation comprising, four reception rooms, kitchen, a bathroom on the ground floor and three bedrooms with two bathrooms on the first floor.

In all an exciting and rare opportunity to acquire a period detached home within a unique yet beautiful setting, a short drive from Cheltenham.

OUTSIDE

Honeyacre occupies a tranquil position and much of its charm is the setting and the opportunity it has to offer. A rare find for a home positioned only a short drive from sought after Leckhampton in an extremely accessible location. The grounds are broad and extend to an acre of more formal gardens that border the Cotswold Way, ideal and direct access for equestrian use. It is a very special place and a complete haven for wildlife and wildflowers, sitting in its own arboretum and parkland setting, originally part of Ullenwood Manor. There is a chance to acquire a further five acres, in addition, and of worthy note, within the grounds is a large garage block, subject to the necessary planning, this would lends itself to redevelopment.

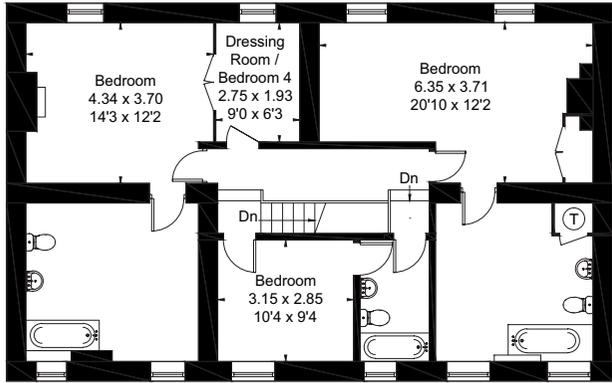
SITUATION

Honeyacre is positioned on a rural lane overlooking the 1st Tee of The Cotswold Hill Golf course and over the valley and as such it enjoys some of the most incredible views of open countryside and beyond. Wonderfully secluded, within An Area of Outstanding Natural Beauty, yet within a short drive of Leckhampton offering the idyllic town/country lifestyle that is so highly sought after. Local day to day amenities are within easy reach on the popular Bath Road, whilst Cheltenham is a comfortable drive and only 3 miles away. The town is well known for its Regency architecture, fine schools including Cheltenham College, The Cheltenham Ladies' College and Dean Close and the cultural lifestyle it offers playing host to several highly acclaimed festivals. Sporting facilities in the local area are excellent including a number of golf courses, equestrian and Cowley Manor, a beautiful boutique hotel with restaurant, gym and spa. Honeyacre is particularly well placed for access to the M5 and motorway networks to other major cities including M4 Swindon to London.

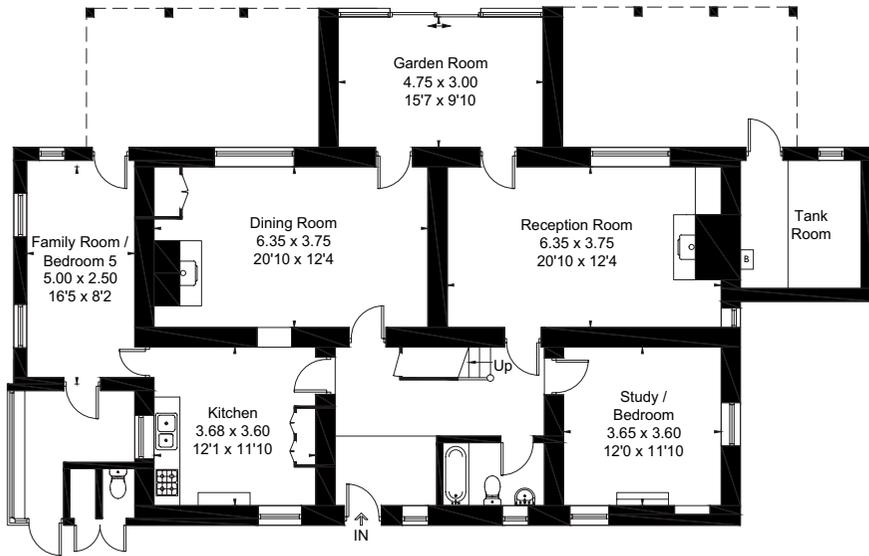
LOCAL AUTHORITY

Cotswold District Council





First Floor



Ground Floor

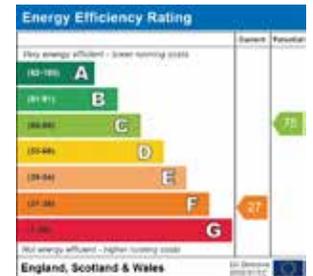


Approximate Area = 248.5 sq m / 2675 sq ft

Tank Room = 8.4 sq m / 90 sq ft

Total = 256.9 sq m / 2765 sq ft

Including Limited Use Area (1.5 sq m / 16 sq ft)



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.