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WALNUT COTTAGE

Cleeve Hill, Cheltenham, GL52 3QB

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A beautiful and particularly impressive detached cottage that has been recently renovated occupying an elevated yet private position on Cleeve Hill.

- Drawing Room
- Sitting Room
- Kitchen/Dining Room
- Utility and Cloakroom
- Master Suite with En Suite
- Two Guest Bedrooms (one with en suite)
- Lovely Views
- Attractive Courtyard Garden
- Secure Parking

DESCRIPTION

This impressive home occupies a lovely and private plot within an elevated position enjoying a panoramic vista of Cheltenham all the way to the Malvern Hills. The current owners have extended and completely renovated the interiors with a contemporary approach to space, volume and light. These clever interventions have modernised a wonderful character home and the interior planning has been carefully considered to use every inch of the space across the two floors of beautifully finished accommodation.

The reception rooms interlink connecting functional family life and sociable entertaining space with a drawing room to the front with a feature inset fire adjoining a further sitting room, which enjoys direct access to the courtyard. Across the side of the house is a kitchen/dining room, a particularly impressive room with an excellent range of bespoke handmade cabinetry and integrated appliances and a table with fitted breakfast bench. Off here is a useful pantry, with further cabinetry ideal for storing kitchen utensils. There is a separate utility room and cloakroom to the other side of the hallway.



A split-level staircase rises to the excellent bedrooms on the first floor. The master bedroom with luxury en suite and large built in wardrobes is a lovely room overlooking the garden and with far reaching views to the front. There are two further double bedrooms and a bathroom.

In all, a beautiful and stylish home with the clever blend of modern character, occupying a beautiful position. An ideal lock up and leave or permanent home in one very special area of Cheltenham.

OUTSIDE

Walnut Cottage is accessed via a driveway behind electric gates that is shared with one other property. Fronted by a large area for parking and to be enjoyed as an elevated courtyard garden, there is an immediate sense of space with Cleeve Common behind. The courtyard garden has been designed with a high level of easy upkeep in mind without compromising on style and is the perfect spot for outside dining and potted plants. Whilst the garden feels private, it provides fantastic far reaching views.

Of worthy note, there is side access from Walnut Cottage opening to a pathway giving you direct access to Cleeve Hill and all the beautiful walks on offer.

SITUATION

Walnut Cottage is discreetly positioned in an elevated setting with pedestrian access directly onto Cleeve Common and as such enjoys some of the very best views over Cheltenham all the way to The Malvern Hills. An Area of Outstanding Natural Beauty, well known for its beautiful walking and riding countryside, Cleeve Hill has become an extremely sought after place to live over recent years. It is recognised for being the highest point of the Cotswold hill range and for the beautiful high calibre homes that line each side of the hill. Within a short stroll is the beautiful Ellenborough Park hotel with its spa, gym, swimming pool and wonderful dining options. The village of Woodmancote, a popular community with an excellent local school, a pub, village hall and shop are also within a comfortable walk. The Regency spa town of Cheltenham is within five miles, a centre for education it offers a wide range of schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. There is easy access to the M5 and the M4 via the A417/419, with a train service to London Paddington from Cheltenham Spa station.

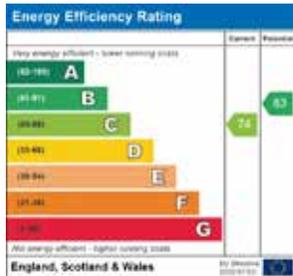


FLOORPLANS

Approximate Area = 156.6 sq m / 1686 sq ft
Including Limited Use Area (8.7 sq m / 94 sq ft)



[---] = Reduced head height below 1.5m



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