

# THE OAKS

HARP HILL • CHELTENHAM • GL52 6PR



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EVANS



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A BEAUTIFULLY FINISHED MODERN HOME DESIGNED INDULGENTLY FOR ITS OUTSIDE SPACE AND FAR REACHING COUNTRYSIDE VIEWS, WITH LARGE GARDENS AND FIVE GARAGES

***Raised Ground Floor:***

Sitting Room • Orangery • Two Bedrooms with En Suites Bathroom • Cloakroom

***Raised First floor:***

Magnificent Kitchen/Sitting Room/Dining Room opening to the sun terrace • Utility

***First Floor:***

Two Further Double Bedrooms with En Suite Bathrooms

***Ground Floor:***

Home Office • Double Garage

***Outside:***

Gated Access • Gardens • Triple Garage • Large Sun Terrace



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## DESCRIPTION

This exceptional house sits behind a gated entrance at the brow of Harp Hill, just 3 miles from Cheltenham in one direction and a short walk of surrounding countryside in the other. The profile of the building is imposing, set into its plot it was designed to enjoy every element of the far reaching views, yet to be ensconced only by its grounds making it particularly private and sheltered. Set over three storeys, the internals extend to over 4100 Sq Ft of immaculate accommodation which has been the subject of continual improvements and enhancements by the current owners who have injected a contemporary approach to the space, volume, and natural light of the house.

The split level layout has been designed with family life, entertaining and quiet retreat in mind, with free-flowing communal rooms in perfect balance with more formal space. Clever details have given a sociable and playful feel with the southerly side of the house, on the first floor, organised as a considerable, open plan kitchen/family room adjoining the raised sun terrace. The kitchen itself is beautifully appointed with a range of contemporary, classic units and quality integrated appliances from Gaggenau, a large breakfast island naturally divides this space to an extensive area for seating and dining. This entire arrangement connects to outside by way of a view from the sitting room and bi fold doors from the kitchen, merging the exterior and interior space in order to fully enjoy the garden and vista to both the front and rear. A short flight of steps leads down to the generous sitting room which opens into the orangery, from which the garden can also be accessed. Adjacent, is a bedroom with an en suite bathroom. A further bedroom with a luxury en suite bathroom. This is an ideal space away from the main bedrooms for guests or an Au Pair. There is a utility room in addition to a cloakroom on this level. A further set of steps lead down to a home office, boot room and internal garage. As with any of the best homes the upstairs space is both impressive and balanced to that of the reception rooms. The master suite overlooks the countryside views, a beautiful room with a large dressing room and en suite bathroom with a free standing bath, a door opens to the balcony which is the perfect spot take in the vista. The second bedroom, also with a luxury en suite bathroom, enjoys a garden vista from a Juliet balcony. Owing to the design of this floor, there is a tremendous amount of natural light and views of the landscape from both aspects.

In all, a wonderful contemporary home, with beautiful inside and outside space in addition to five garages, ideal for any car enthusiast. Owing to its location and setting it feels immensely secure, peaceful, and private. Whilst tranquil, the walk into town and to shops is comfortable.



## OUTSIDE

The Oaks is positioned at the brow of Harp Hill and as such, enjoys a picture perfect vista from inside the house and from the landscaped grounds. The property offers an incredibly private plot, discreetly set back from the lane behind a brick perimeter wall and high electric gates, flanked with manicured hedging, revealing very little of the house from the road. Solid Oak gates open to reveal the house and driveway, sweeping around to the front and to a detached triple garage and a double internal garage, this arrangement is ideal for any car or bike enthusiast. The entire plot is enclosed by its own gardens, with an area of formal lawn to the front running along the side of the house and opening to the grounds at the rear, where an expanse of landscaped garden is stocked with mature specimen trees with hedging and fencing to the borders. A wide patio follows the footprint of the house connecting the house to the garden. A magnificent raised sun terrace, accessed from the kitchen, overlooks the outside space, designed for indulgent al fresco dining and entertaining, making the most of the stunning garden through all seasons. This is a haven for families to play and enjoy in a space that is private and mature with the natural wooded setting for which this area is so well known.

## SITUATION

The Oaks is positioned on Harp Hill, a sought after address that sits to the edge of the prestigious Battledown Estate. The lane itself is lined with some exceptional homes and as the road rises to join Greenway Lane it encapsulates the far reaching views for which the property fully enjoys. It is, without doubt, one of the most desirable and highly sought after pockets of Cheltenham perfectly balancing a beautiful countryside setting with easy access to day to day amenities offering the rare country/town lifestyle. The village of Charlton Kings is within a walk of the house, through the leafy Battledown Estate, offering excellent day to day shopping, coffee shops, doctors, surgery and a supermarket. Cheltenham is within 3 miles, offering a cultural centre that plays host to many highly acclaimed festivals throughout the year. It is also well known for its excellent café culture, Michelin star restaurants and a fashionable Promenade of high street and boutique shops. In addition, it is home to numerous prestigious schools including Cheltenham College, The Cheltenham Ladies' College, Dean Close and St Edwards, with the latter being a short walk of The Oaks. Owing to this and the cultural lifestyle on offer, it is now regarded as one of the places to live and raise a family.



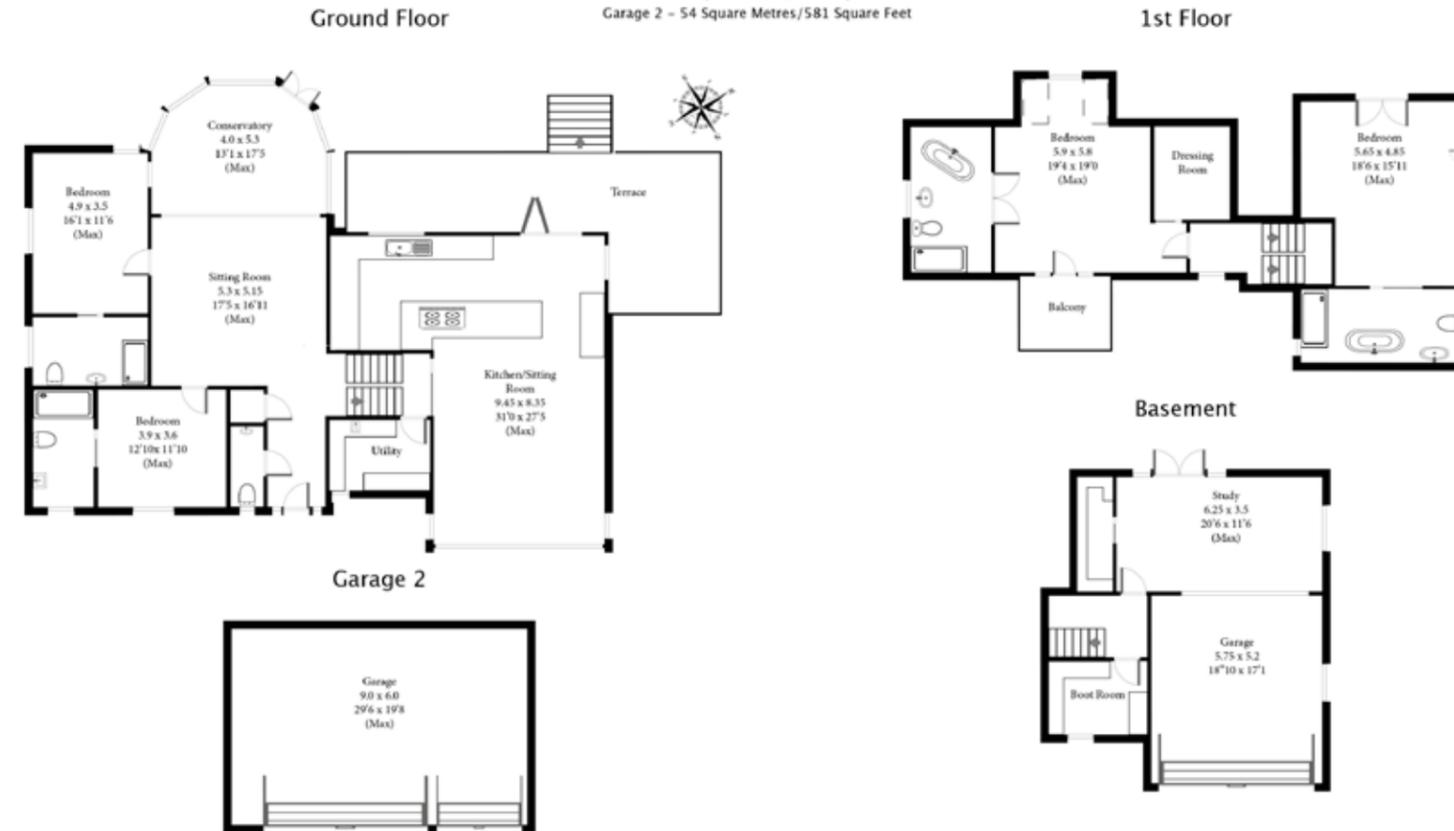
LOCAL AUTHORITY  
Cheltenham Borough Council

VIEWING  
All mains services are connected



### The Oaks

Approximate Gross Internal Area  
Total Area - 441 Square Metres/4747 Square Feet  
House - 387 Square Metres/4166 Square Feet  
Garage 2 - 54 Square Metres/581 Square Feet



This plan is for illustrative purposes only, measurements are approximate and not to scale

Produced by Lightfall



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