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HILL VILLA

Daisy Bank Road, Cheltenham, GL53 9QQ

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A contemporary home built to the most discerning standards within a classic setting ad spectacular views.

- Reception Hall
- Kitchen/Dining/
Family Room
- Utility
- Cloakroom
- Cinema
- Gymnasium
- Two Bedrooms with
En Suites
- Two Further
Bedrooms
- Roof Terraces
- Large Grounds
- Garage and Parking

DESCRIPTION

Hill Villa is a detached residence of absolute distinction, exemplifying innovative design and built with luxury and light in mind. The property has been constructed to the highest of standards with the most intricate detail and as such reflects a contemporary home conducive to modern family living. Great onus has been placed on creating a cutting edge, ecofriendly property with emphasis on brining the outside in. The glass front takes full advantage of the breathtaking vista and a series of doors open to terraces which further incorporate the surroundings. Exacting standards and attention to detail combine with impressive accommodation perfect for entertaining and the flexibility to use the house as one requires.

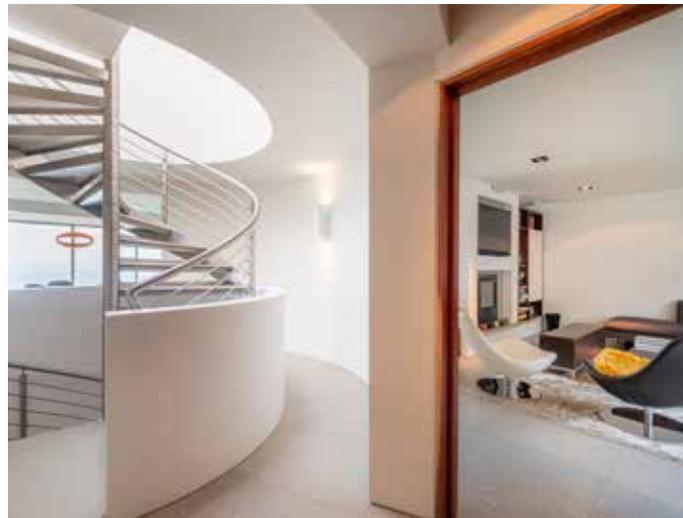
Arranged over three floors entrance is gained through a reception hall with a stainless steel staircase giving access to all levels within the house. The superior and luxurious Poggenpohl kitchen is fitted with a comprehensive range of quality integrated appliances, a Corian island unit and Quooker boiling water tap and pure spring water. The open plan Drawing and Dining Room enjoy magnificent views, light floods in through the convex window making this living area particularly bright



and airy. A dual log burner provides a divide to the family area, which makes for an ideal snug. Stairs spiral down to lower ground level and to four impressive bedrooms. The master suite is complemented by an en suite shower room, dressing room and has sliding doors opening to the terrace. Bedroom two enjoys similar proportions, a luxury en suite and views to the front and access to the terrace. A modern bathroom serves the remaining two bedrooms both of which have fitted wardrobes. Steps continue down to garden level and the stunning home cinema room with five speakers and a sub-woofer surround sound system. There is a gymnasium with a steam room also on this floor with access to a patio area and the garden. Hill Villa has Portuguese Limestone under floor heating throughout and is lit using a Lutron system and Viabizzuno light fittings. Great thought has been given to Multi Media, with a System Line and Sonos multi room music system to the kitchen/living area, master bedroom, terrace and roof garden, with a built speaker to all bedrooms, living areas and gym. Stylish living with emphasis on detail is reflected further in the roof terrace.

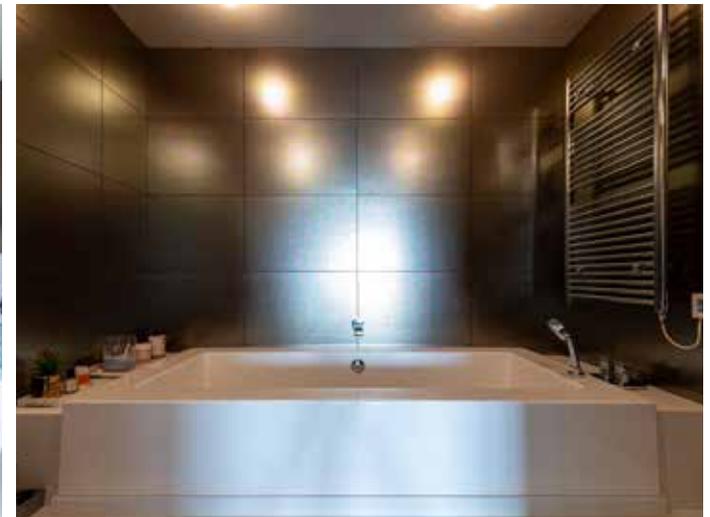
OUTSIDE

Hill Villa is accessed via a video entry system and sliding electric gates, giving an immediate sense of splendor. The driveway provides off road parking for numerous vehicles and access to the double garage with a Silverlox door. The exacting details continue to outdoor space, where particular thought has been given to outside entertaining and hidden facets that provide strategic seating areas. The gently sloping gardens are arranged to three sides of the property with high trees providing the framework to the plot and enabling complete privacy yet with openings to enjoy the views. The roofed terraced area is a serene spot, enjoying a charming wild flower garden and remarkable vistas. Patio areas are the perfect place to dine al fresco.



SITUATION

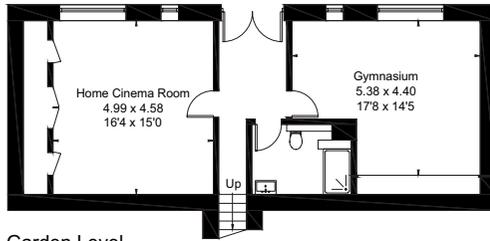
Hill Villa is an exquisite residence, occupying an impressive and substantial plot which enjoys some of the most breathtaking views with a panoramic vista of Cheltenham and beyond. Much of the charm of Hill Villa is due to its setting, wonderfully secluded in an area of Outstanding Natural Beauty yet within walking distance to the amenities on Cheltenham's fashionable Bath Road, beautifully capturing the feeling of a semi-rural lifestyle belying the close proximity of Cheltenham town centre. 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. The property is well placed for access to the M5 and motorway networks to other major cities.



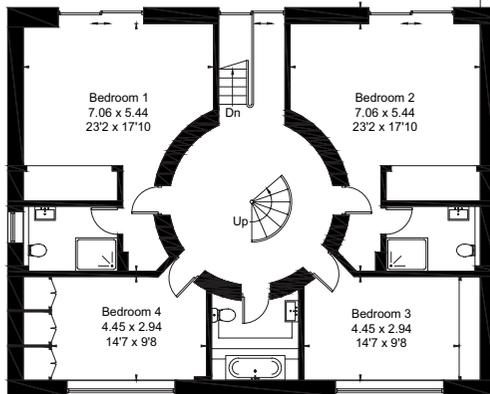
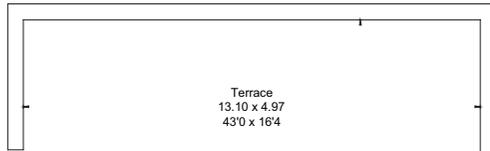
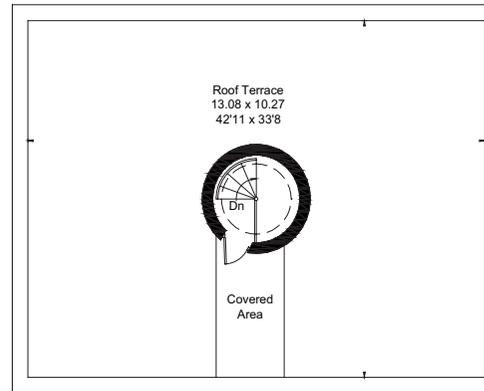


FLOORPLANS

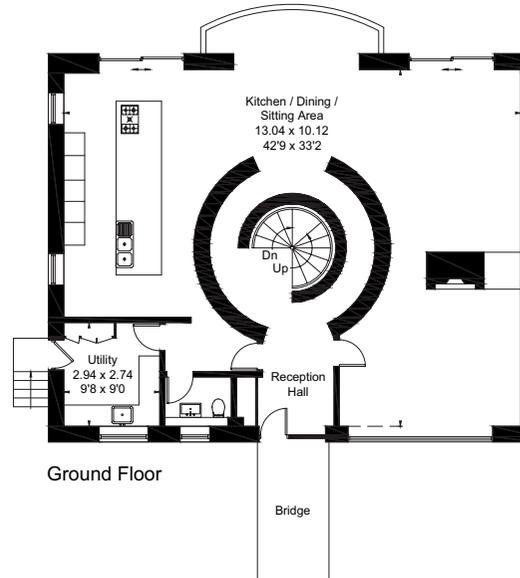
Approximate Floor Area = 341.8 sq m / 3679 sq ft
 Garage = 32.2 sq m / 347 sq ft
 Total = 374 sq m / 4026 sq ft



Garden Level

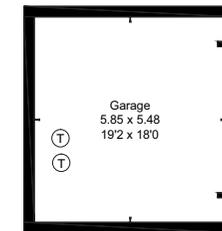


Lower Ground Floor



Ground Floor

☐ Reduced head height below 1.5m



Outbuilding
 (Not Shown In Actual Location / Orientation)



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