



The View, Cleeve Hill, Cheltenham

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## 2 The View, Cleeve Hill, Cheltenham **GL52 3PX**

A fabulous contemporary home with breathtaking views over Cheltenham and over 3,000 sq ft of accommodation with a lift, cinema room and gated entrance.

Cheltenham town centre 2 miles | Oxfordshire 42 miles  
Birmingham 48 miles | Bristol 45 miles | London 102 miles  
(all distances approximate)



**Guide price:** £1,300,000

**Tenure:** Available freehold

**Local authority:** Tewkesbury Borough Council 01684 295010

**Council tax band:** G





Stunning far reaching views & over 3,000 sq ft of accommodation







## The Property

Sitting within a gated development of four contemporary homes, two the view sits in a prominent position within the centre of the development with one of the best views of Cheltenham and the immediate countryside.

The accommodation is set across three floors with lift access to each level. The top floor entrance leads into a welcoming open plan kitchen/family/dining room with bi-folding doors straight out on to the terrace with the stunning view of Cheltenham immediately present from the top floor. The kitchen is well-equipped with built-in appliances including two ovens, Quooker hot tap and a wine fridge. There is also a fantastic utility room and cloakroom to complete the top floor with access to the lift by the entrance. Stairs also lead down to the middle floor where there is a large living room with a feature electric fireplace and a spacious balcony again with bi-folding doors. In the fourth bedroom there is a home cinema, but this could easily be switched to a bedroom layout as it also features an en suite. A useful store room completes the middle floor with ample storage.

On the lower level there are three further bedrooms and a separate study. The principal bedroom sits to the front of the property with access to the garden and the views. There are built-in wardrobes and a lovely en suite shower room. Bedroom two also has a built-in cupboard and a modern en suite with a family bathroom completing the accommodation. There is lift access from the hallway.

Outside, the property benefits from two parking spaces and electric vehicle charging. There is a fabulous garden mainly laid to lawn and low-level fencing ensuring the stunning views can be easily enjoyed. Both terraces act as perfect entertaining and dining space and offer plenty of privacy.





## Location

Set high on the Cotswold escarpment within the Area of Outstanding Natural Beauty (AONB), the property enjoys views across the Severn Vale to the Malvern Hills as well as easy access to Cleeve Common (over 1,000 acres and the highest point in the Cotswolds). It is also within a short walk of Cleeve Hill Golf Club, The Rising Sun public house and restaurant and at the foot of the hill is Ellenborough Park hotel, restaurant and spa.

To the south, the nearby Regency town of Cheltenham is best known for its quality of lifestyle, schooling, recreational activities and amenities all of this set against the stunning back drop of period architecture and its beautiful scenery being positioned just on the edge of the Cotswold Hills.

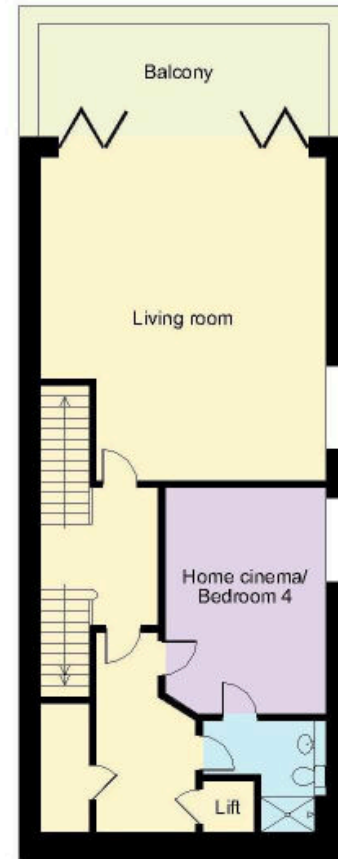


**Approximate Gross Internal Floor Area**  
**278 sq m / 2,989sq ft - Balcony external 32 sq m/ 348 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**ground floor**



**first floor**



**second floor**

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