

Sunnyside, Spring Lane, Cleeve Hill, Cheltenham





Located at the gateway to Cleeve Common, a stunning traditional Cotswold stone cottage with a modern industrial twist, occupying an elevated position with distant views across the Severn Vale.

Summary of accommodation

Main House

Ground Floor – Kitchen | Utility | Cloakroom | Bedroom

Dining room | Sitting room

First Floor – Principal bedroom with shower cubicle and bath

Two double bedrooms | Family bathroom

Garden and Grounds

Gravelled parking | Double garage | Workroom | Office



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Situation

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 immediate access to Cleeve Common (over 1,000 acres and the highest point in the Cotswolds), the Cotswold Way and several well-known Cotswold towns. 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.

A short 3 mile drive to the north, tucked away in the folds of the Cotswold Hills, the thriving Anglo-Saxon market town of Winchcombe is well known for its warm toned Cotswold stone cottages, tea shops, good local amenities and traditional medieval architecture.

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.



Distances

Winchcombe 3 miles, Cheltenham 5 miles, Stow-on-the-Wold 16 miles, Burford 25 miles, Oxford 43 miles, London 82 miles (Distances approximate)

Sunnyside

Formally known as 1 & 2 Spring Lane and renamed 'Sunnyside', this handsome detached family home has been the subject of a thorough refurbishment over the course of the last 7 years to create a stylish individual Cotswold stone property that backs onto around 1,000 acres of common land making it perfect for anyone who enjoys the great outdoors.

Set high on the Cotswold escarpment in the Area of Outstanding Natural Beauty, the cottage and its various terraces enjoy stunning views to the west over the Severn Vale, to the Malvern Hills and on into Wales on a clear day.

The main house is arranged over two floors and extending to approximately 2,165 square feet it briefly comprises a stylish kitchen breakfast room complete with an Aga and a large central island, a utility, dining room, sitting room and ground floor bedroom with en suite shower room.

On the first floor, there is a luxury master bedroom with a dressing room and an open plan shower room that includes a freestanding bath. Two more double bedrooms (both have built in wardrobes) and a family bathroom complete the accommodation.

Set to the front of the plot, various terraces offer a number of wonderful vantage points where the view and sunsets can be admired.

The plot is completely enclosed on all sides. There is a gated driveway for 2-3 cars, a double garage and a further workshop. Above the garage and accessible from the kitchen level, there is a versatile space currently used as a home office.

The property is not historically listed.





Approximate Gross Internal Floor Area

Main House: 201 sq.m / 2,165 sq.ft

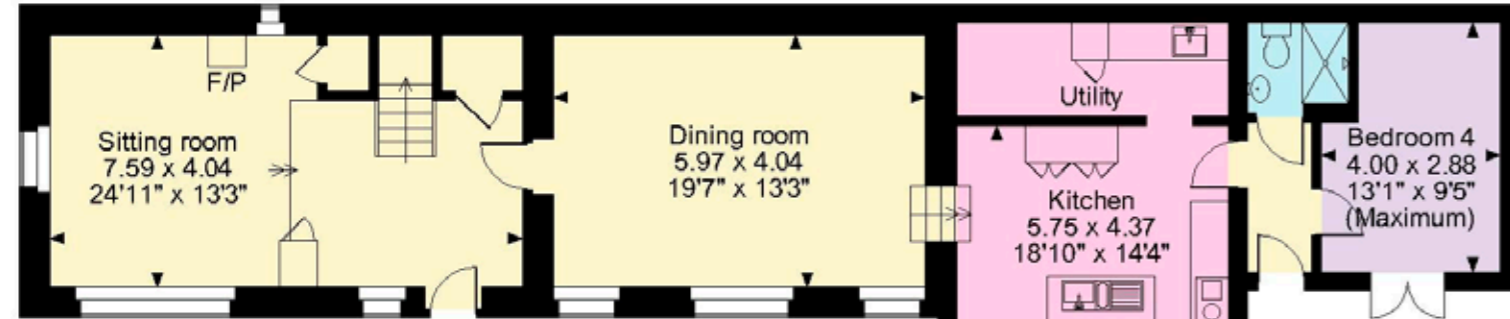
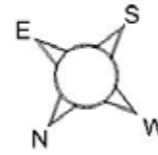
Garage: 36 sq.m / 383 sq.ft

Floor Above Garage: 8 sq.m / 91 sq.ft

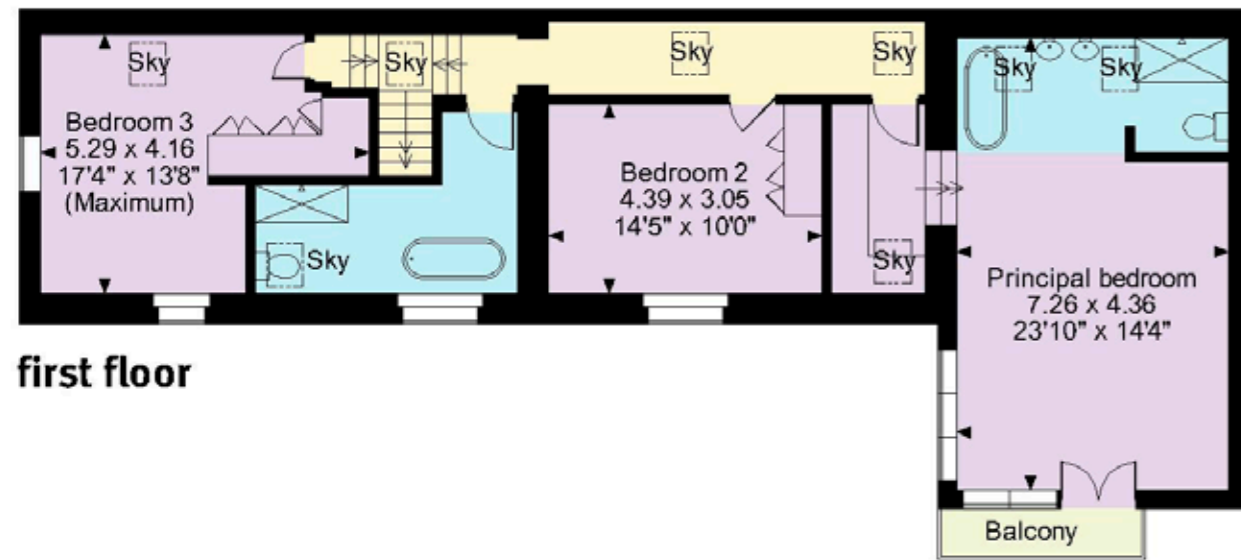
Balcony External Area: 2 sq.m / 27 sq.ft

Total Area: 245 sq.m / 2,639 sq.ft

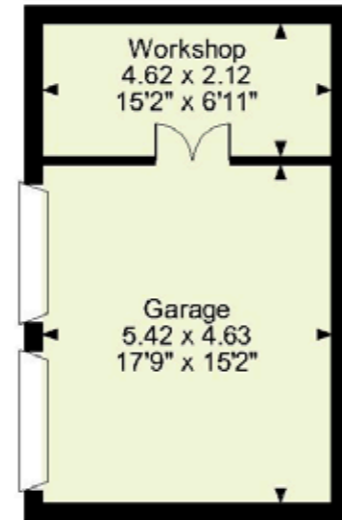
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



ground floor



first floor



Workshop
4.62 x 2.12
15'2" x 6'11"



Garage
5.42 x 4.63
17'9" x 15'2"

floor above
garage



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

Property information

Tenure: Freehold.

Services: All mains services are connected. Super fast fibre broadband is also available.

Local authority: Tewkesbury Borough Council

Council Tax Band: D

Energy Performance Certificate Rating: Band C

Guide price: £1,175,000

What three words: ///degree.jazz.unpacked

Directions (Postcode: GL52 3PY)

Heading out of Cheltenham up Cleeve Hill on the B4632, at the Rising Sun pub, turn right into Rising Sun Lane and the property is at the top by the cattle grid.

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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