

York House

Harp Hill, Cheltenham





An exceptional bespoke cotswold home of distinction built with outstanding views over Cheltenham and the famous Racecourse.

Cheltenham town centre 2 miles, Cheltenham Race Course 2 miles, Cheltenham train station 3.3 miles, Cirencester 14 miles, Oxford 40 miles, London 109 miles, Bristol 46 miles, Birmingham 60 miles.
(Distances and times approximate).



Summary of accommodation Main House

Ground Floor: Entrance hall | Principal bedroom suite with dressing room | Five further bedroom suites | Utility/boot room

First Floor: Sitting room | Dining room | Kitchen/breakfast/sitting room | Cinema room | Music room | Study

Garden and Grounds

Private driveway | Gated entrance | Three terraces | Double garage | Gardens



Gloucestershire



York House is located on the slopes of Harp Hill with far reaching views of Cheltenham, the racecourse and surrounding Cotswolds. Located just 2 miles from the famous racecourse and central Cheltenham. Cheltenham is truly unique, offering all the benefits of City living with the calm and relaxed atmosphere of a smaller town. Situated in the heart of the Cotswolds, this elegant Regency Spa town offers a lifestyle that few other cities or towns can match. Cheltenham is renowned for its ornamental parks and gardens, restaurants to suit every taste, world famous schools, extensive shopping facilities and an international festival culture including jazz, science, music, literature, food & drink and horse racing.



The property is conveniently located with easy access to the A40 leading to Oxford and London



Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)



Excellent independent schools such as Dean Close School, Cheltenham Ladies College and Cheltenham College.

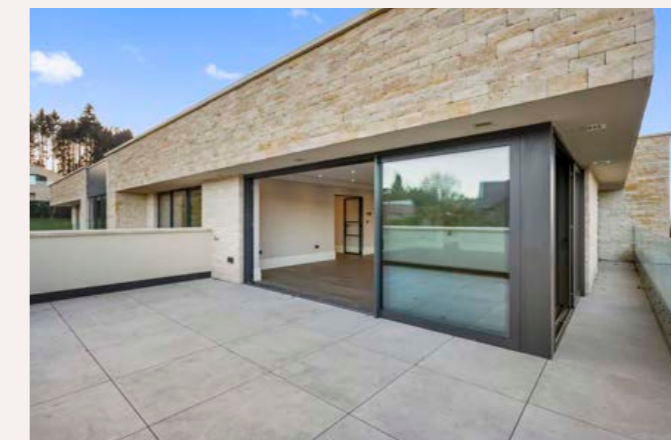
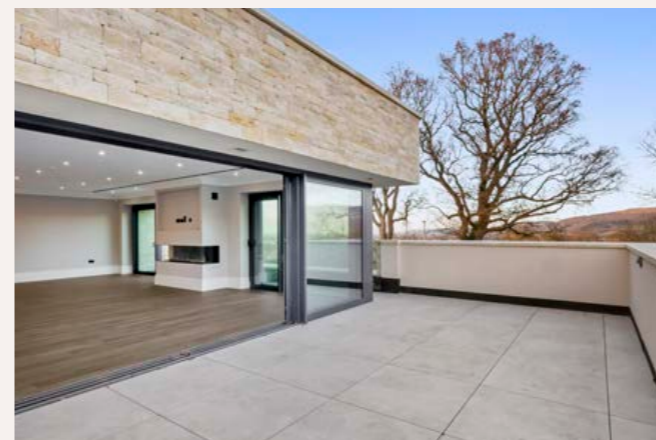
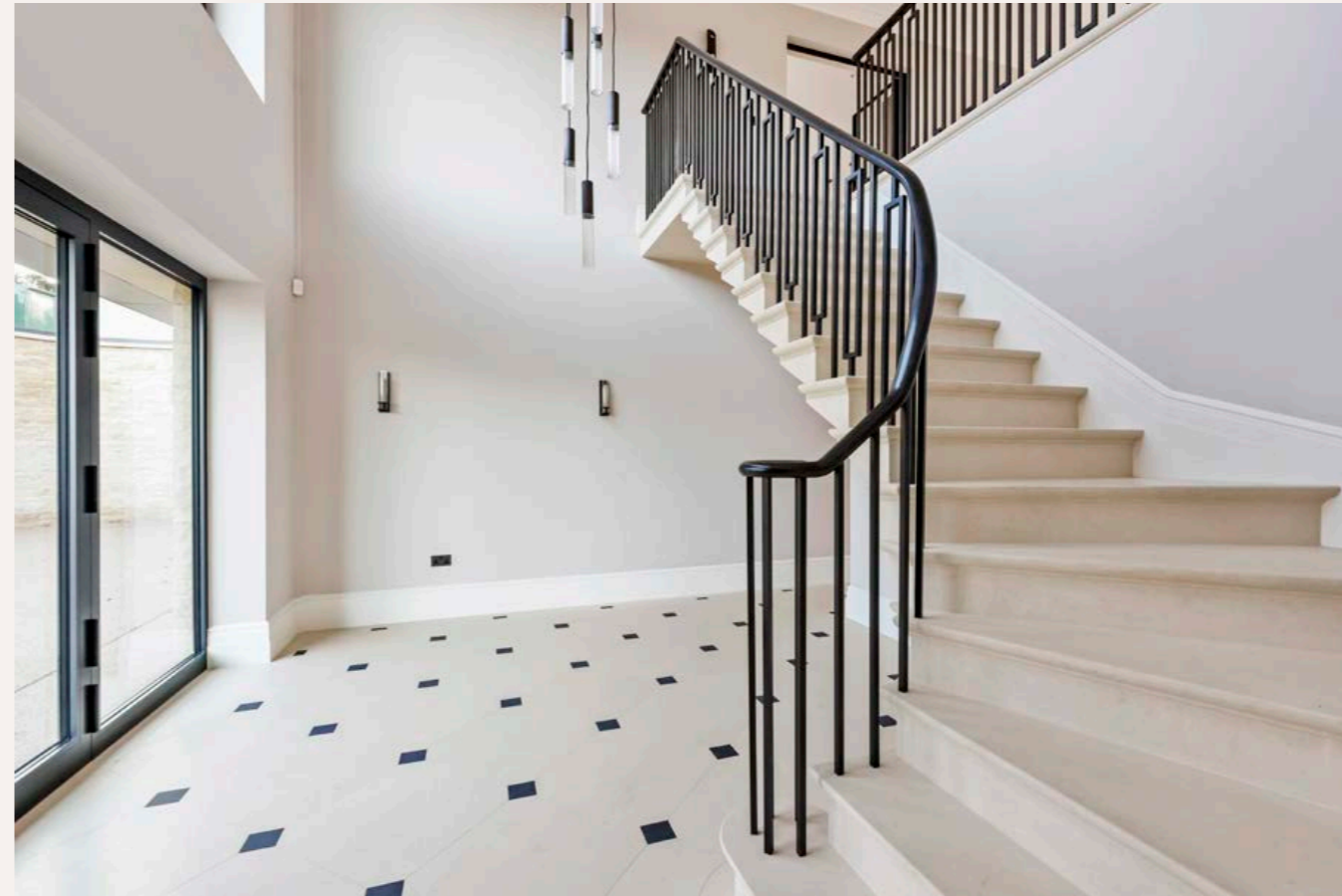


York House

York House has been built by award winning builders Knight Build Ltd. Constructed with cotswold stone elevations and zinc cladding the house has been expertly put together with meticulous attention to detail inside and out. Approached off the popular Harp Hill and backing onto the Battledown Estate the site overlooks stunning countryside with a view of the Race Course. The house features a stunning stone staircase on entering the reception hall way which gives access up to the main living space to include an expansive and contemporary kitchen/living room with sliding doors out onto the rear gardens and underfloor heating throughout.

The kitchen is bespoke with an array of floor and wall mounted units with a large central island, Gaggenau appliances, cooking facilities, wine fridge and views to the rear garden. Across from the kitchen is a large gallery perfect for a dining space which then leads through to a snug/cinema room, study, shower room and beyond this; a large sitting room and music room. The terrace wraps around the sitting room with expansive views of the surrounding countryside from the second floor. The music room also features its own private terrace with sliding doors.

Downstairs, the living quarters consist of six bedrooms in total of which each have their own en suite shower room or bathroom. The Principal bedroom has a dressing room and a large en suite bathroom. There are bespoke wardrobes with internal lighting featuring in most of the bedrooms with under floor heating throughout both floors of the house. In addition there is a fantastic utility room and access to a subterranean double garage with electric doors, charging point and security system. Separate access to a plant room where the heating system, electrics and filtration system can be found for the property.









Surrounding the house are landscaped gardens, an expansive driveway and two gates for access to the property. The gardens are mostly laid to lawn with tiered terraces and Cotswold stone walls with black wrought iron railings and hedging for ultimate privacy.

Approximate Gross Internal Floor Area

Main House: 503 sq m / 5,416 sq ft

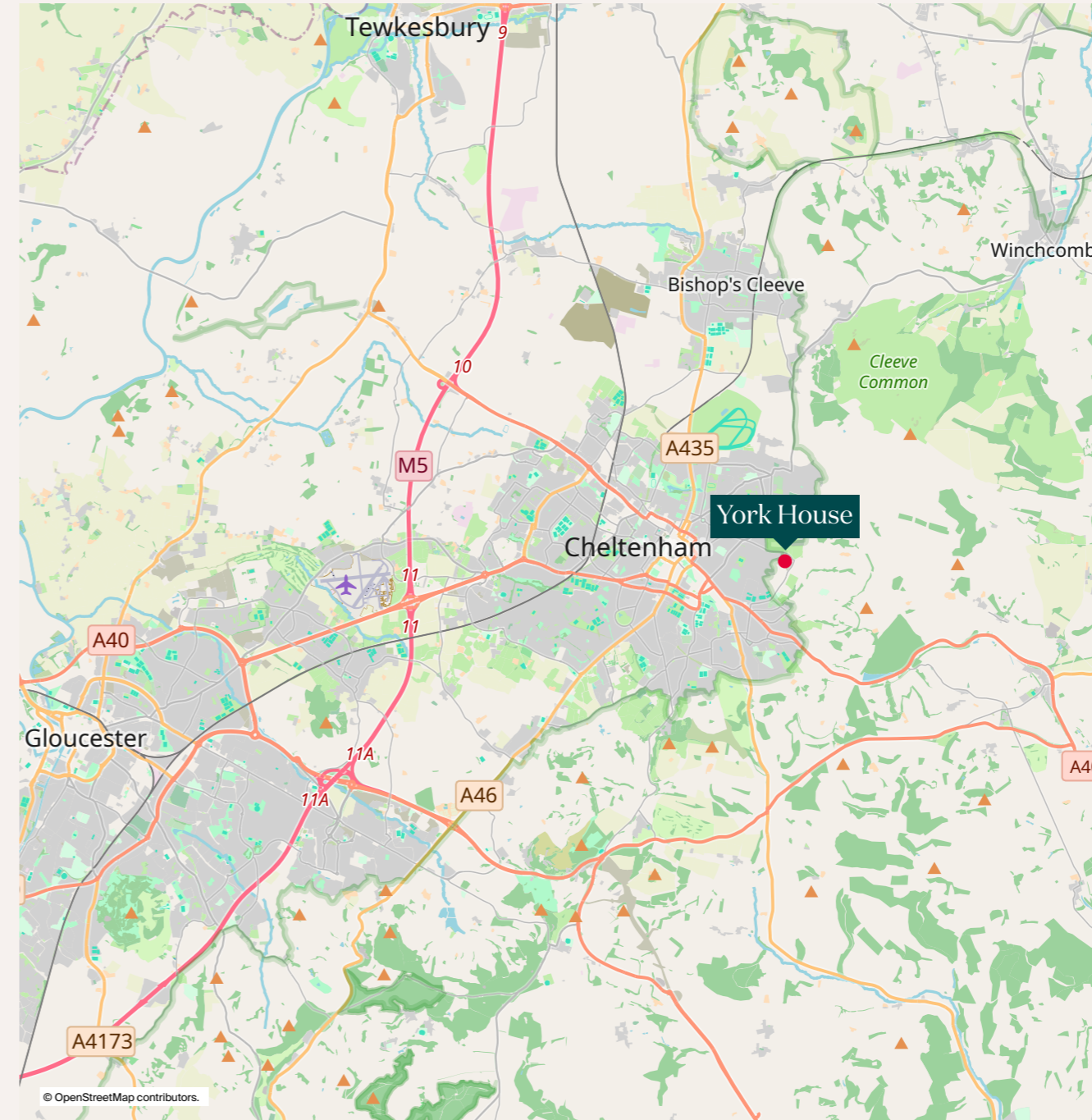
Garage: 35 sq m / 380 sq ft

Total Area: 538 sq m / 5,796

Terrace Area: 47 sq m / 505 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.



Property Information

Services: All mains services are connected to the property. Underfloor heating throughout.

Tenure: Freehold.

Local Authority: Cheltenham Borough Council.

Council Tax: Band F.

EPC: A.

Directions: Postcode: GL52 6FD.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Cheltenham

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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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