

Rockfield

Prestbury, Gloucestershire







Located on the edge of the village, at the foot of the Cotswold escarpment, a substantial family home complete with garaging and a heated swimming pool.

Cheltenham (Montpellier) 3 miles, Cheltenham Spa Train Station 3½ miles, Winchcombe 5 miles, Cirencester 20 miles

Oxford 40 miles, London 97 miles

(Distances and times approximate).



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Summary of accommodation

Main House

Ground Floor: Entrance porch | Large entrance hall | WC | Dining room | Kitchen/diner | Reception hall

Large utility room | Bathroom | Study/ bedroom

First Floor: 3 Double bedrooms with en suite | Single bedroom | Family bathroom

Second Floor: Large landing | 2 double bedrooms with en suite

Garden and Grounds

Double garage | Loft room | Garden room | Kitchen | Bathroom | Plant room | Heated swimming pool

Gardens approximately 0.8 acres





Location

Located at the foot of the Cotswold escarpment close to Cheltenham Racecourse, Rockfield occupies a peaceful position on the edge of the historic village of Prestbury. Buffered by Greenbelt to the north, the Cotswold Area of Outstanding Natural Beauty to the east and just 3 miles from the centre of Cheltenham, the village provides a perfect balance of town and country living.

Prestbury is a thriving village centred on the very active 12th Century Church of St Marys. Also within walking distance of the property, there are 3 well patronised public houses, an award winning country butcher, a coffee house/bakery, general stores and finally, the very popular Prestbury St. Mary's primary and junior schools.

There is also a well supported Women's' Institute, playing fields (children's playground, football pitches, running track) and a tennis club. In the wider area, recreational facilities are extensive with theatres in Cheltenham, Stratford and Tewkesbury, National Hunt Racing at Cheltenham, sailing and water sports at Tewkesbury and the Cotswold Water Park.

Cheltenham plays host to various festivals throughout the course of the year that include Jazz, Food and Drink, Literature and Science. Open to local residents and guests alike, nearby Ellenborough Park is a renowned luxury hotel and spa. Cheltenham enjoys a varied selection of eateries and wine bars. Education in the area is exceptional with a range of highly regarded public schools close by that include Cheltenham College, Cheltenham Ladies' College, Dean Close and Rendcomb College.

Communications are excellent with access to the M5 via the A417 also connecting to the A40/A419 to Oxford, Swindon and London. There are direct train services to London Paddington, Bristol Parkway and Birmingham New Street from Cheltenham Spa. International airports can be found in Birmingham (approx. 64 miles) and Bristol (approx. 52 miles) with London Heathrow approximately 92 miles away.



Rockfield

Set back from a quiet lane in a private plot of 0.8 of an acre, Rockfield is an immaculate detached 6 bedroom family home located in a mature setting that enjoys views from the front of the house towards the hills and to the rear, a very private garden, complete with a swimming pool.

Gated from the lane, a sweeping gravel driveway leads up to the front and side of the house where there is ample parking and a double garage. The house is approximately 5,698 square feet in total, not including the garage, the room above it or the pool rooms.

The accommodation is arranged around a particularly impressive reception hall with a galleried oak staircase that stretches all the way up to the second floor. The principal reception rooms are all an excellent size, the dining room complete with elaborate ceiling plasterwork and the drawing room focusing on an attractive working fireplace also linking back around to the kitchen/family room so creating a pleasant flow.

The well appointed kitchen has been extended to create a large versatile room that can be zoned to create clearly defined dining and seating areas. Bi-folding doors lead out onto the patio and ceiling lanterns make the room naturally light. There is under floor heating throughout the ground floor with radiators on the first and second floors.

On the first floor, there is a large principal bedroom with a bank of built in wardrobes and an en suite bathroom with twin basins, a separate shower and bath. There are three more guest bedrooms on this floor, two of which are en suite and a family bathroom all of which have been recently replaced. On the second floor, either side of a large central landing, there are two very generous double bedrooms both with impressive vaulted ceilings, en suite shower rooms and the one having a walk in wardrobe.















Set away from the principal reception spaces there are practical utility rooms, cloakrooms and additional showers as well as two rooms that could be used as studies, sitting rooms, further bedrooms or the whole area could be split to create a self-contained annexe.

Gardens and grounds

The gardens are enclosed by mature hedge and tree boundaries, very private and wrap around all sides of the house. Overlooking the pool is a fantastic outdoor bar and dining room accompanied by a compact secondary kitchen and a cloakroom or changing room. Bi-fold doors on two sides of this room allow this room to be opened up to the garden again, creating a wonderful entertaining space.

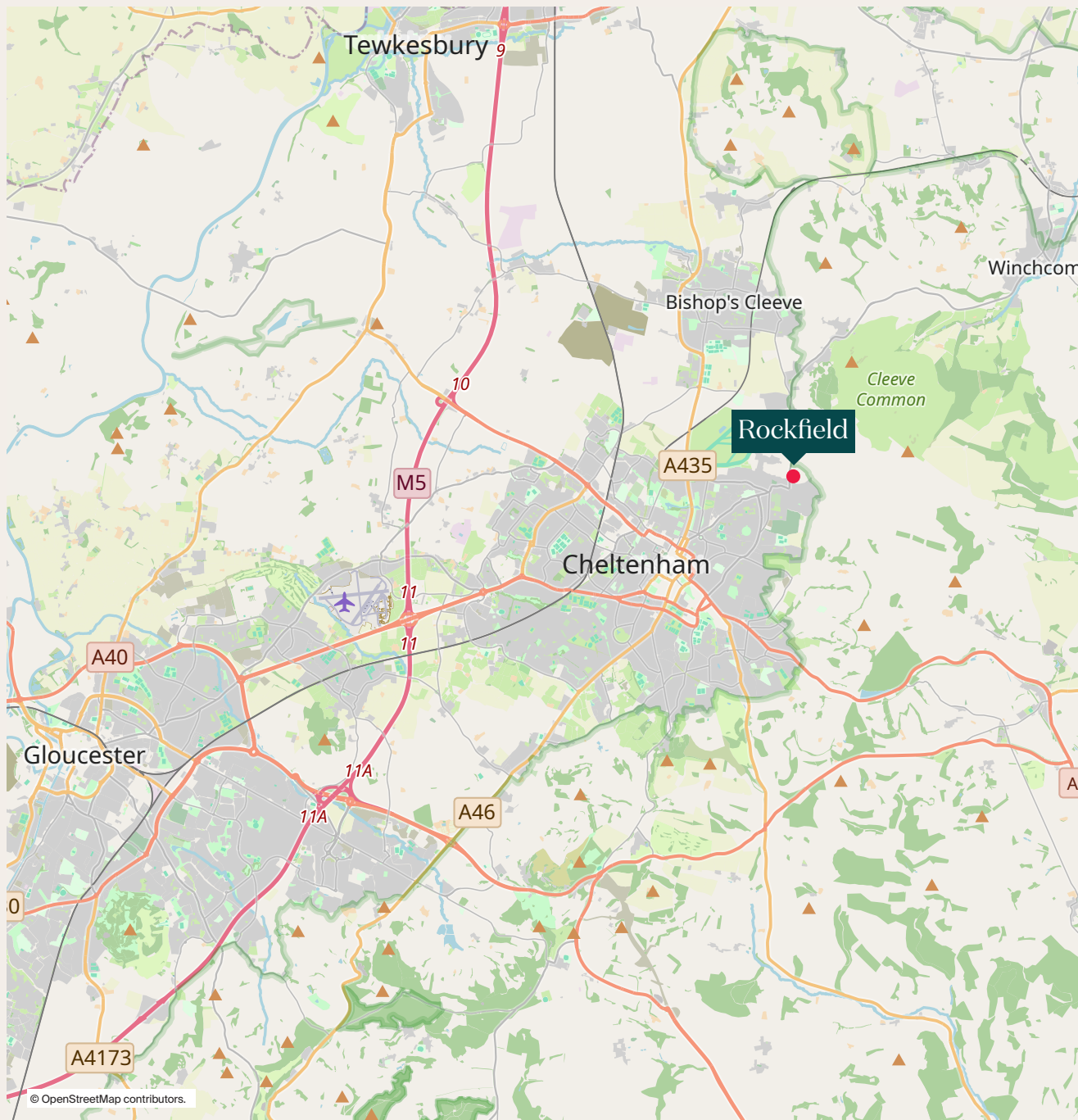
Approximate Gross Internal Floor Area

Main House: 528.5 sq m / 5,688 sq ft

Total Area: 629.9 sq m / 6,780 sq ft (Incl. Restricted Height Area, Garden Room & Double Garage)



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. Air source heating for the pool.

Guide Price: £2,750,000

Tenure: Freehold.

Local Authority: Cheltenham Borough Council

Council Tax: Band G

EPC: C

Directions: Postcode: GL52 3NE

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



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Particulars dated April 2024. Photographs and videos dated April 2024.

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