



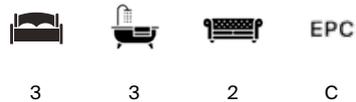
# THE BEECHES

Cleeve Hill, Cheltenham GL52 3PW



# PETTY LANE, CLEEVE HILL, CHELTENHAM, GL52 3PW

A modern detached home set in a peaceful position with uninterrupted views across the surrounding countryside.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Winchcombe 2.5 miles, Cheltenham 4 miles, Tewkesbury 9 miles, Cirencester 20 miles, Oxford 44 miles, London 97 miles (all distances are approximate).

Services: All mains services are connected. Gas fired under floor heating throughout. Gigaclear fibre broadband.

**Guide Price: £1,100,000**



## THE PROPERTY

The Beeches is an attractive, architect designed detached home, building commenced in 1999, and set in a peaceful village position on Cleeve Hill. The house sits comfortably within its plot and enjoys a sense of privacy, while still being part of a well-established community.

The accommodation extends to about 245 square metres, including the garage, and is arranged over a split level layout that gives the interior an interesting and individual feel. A short run of steps leads from the main living areas to the bedrooms and bathrooms, creating a natural separation between the everyday spaces and the quieter parts of the home.







## LIVING AND ACCOMMODATION

The reception spaces are well arranged and include a generous sitting room with doors opening to the garden, creating a bright and welcoming everyday living area. Beside this is a separate dining room that links naturally with the kitchen, forming a sociable open plan space ideal for family life and entertaining.

A study sits just off the main living areas and offers a quiet workspace or the option of a fourth bedroom if needed. A practical utility room completes this part of the house and helps keep the kitchen organised.

There are three comfortable bedrooms, each fitted with built in wardrobes to maximise storage. The principal bedroom has a well appointed en suite bathroom. Bedroom three benefits from its own en suite shower room, making it particularly useful for guests or older children. Bedroom two is served by the family bathroom, providing flexibility for the household.







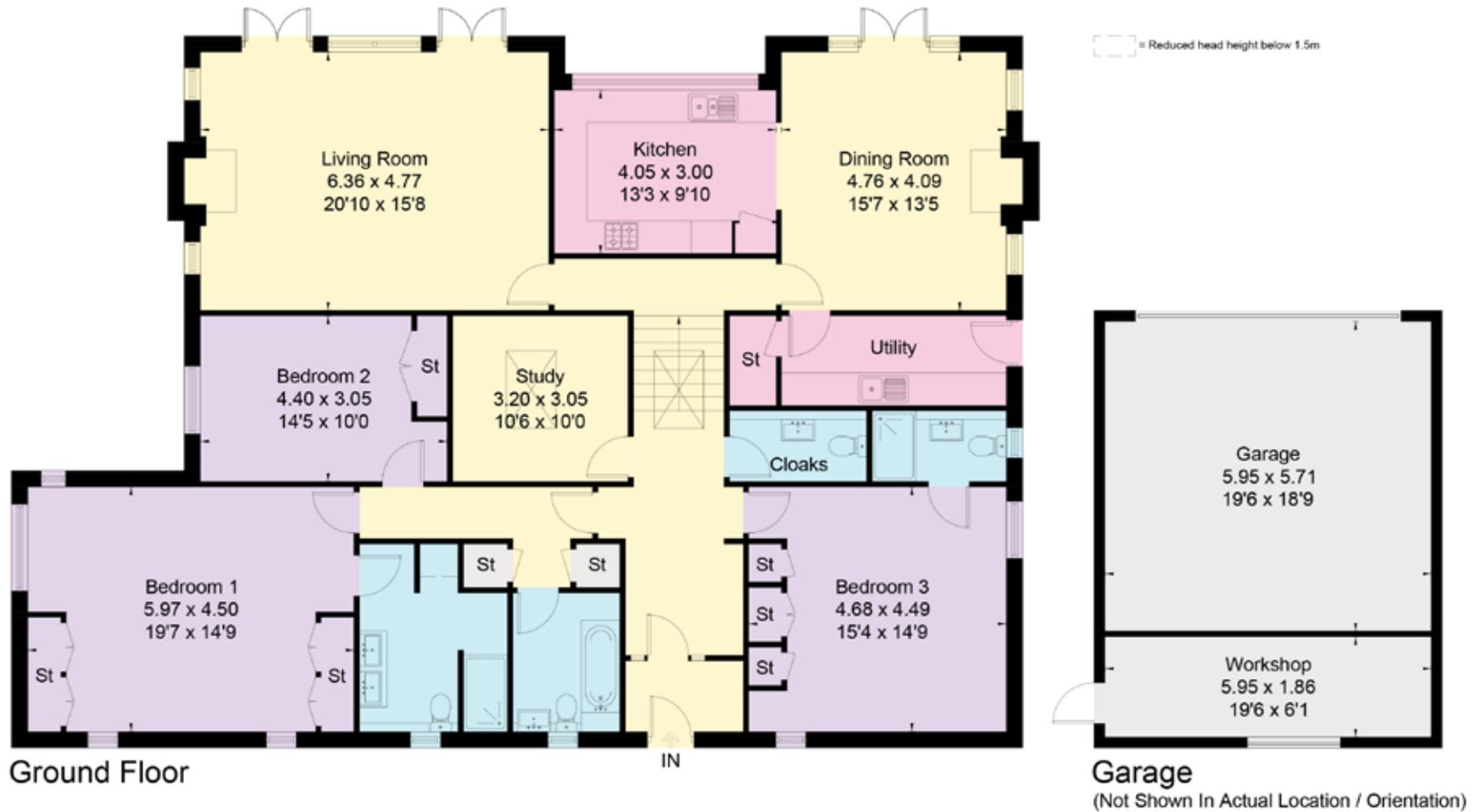
## GARDEN AND GARAGE

Outside, the property offers excellent practical amenities, including private parking and a detached double garage with an adjoining workshop, ideal for storage or hobbies.

The gardens are beautifully landscaped and arranged to create a series of attractive areas, each capturing a different aspect of the setting. Mature planting, well kept lawns and thoughtfully positioned seating areas allow for several vantage points from which to enjoy the stunning views that surround the property. The outdoor spaces feel calm, established and perfectly suited to both everyday use and relaxed entertaining.







(Including Garage and Workshop)  
Approximate Gross Internal Area = 245 sq m / 2632 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



**Tom Banwell**

01242 246 951

[tom.banwell@knightfrank.com](mailto:tom.banwell@knightfrank.com)

**Knight Frank West Gloucestershire**

123 Promenade

Cheltenham, GL50 1NW

[knightfrank.co.uk](http://knightfrank.co.uk)

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