



Cleeve Hill

 Nick
GRIFFITH
ESTATE AGENTS

Cleeve Hill

Walnut Cottage, Cleeve Hill, Cheltenham, GL52 3QB

£735,000 Freehold

An inspirational and immaculately presented 3 bedroom detached house, occupying an elevated and private position, nestled within Cleeve Hill and enjoying panoramic views of Cheltenham and beyond.

PANORAMIC VIEWS • generous living room • bespoke kitchen/breakfast room • fully fitted pantry • dining room/movie room • utility & cloakroom • 3 double bedrooms • master bedroom with en-suite • garden area with parking • secure gated entrance

Description

Walnut Cottage is an attractive property built in 1998. Much loved and beautifully presented, it has been internally upgraded throughout by the current owners, creating contemporary and practical living. This elevated, individual home includes an impressive living room with feature wall mounted fire and inter-connecting door to the versatile dining room/movie room; a stylish L-shaped kitchen/breakfast room with bespoke handmade units, integrated appliances, hot water tap, banquette seating, fitted breakfast table, space for a range cooker, and space for an American style fridge/freezer in the pantry; a utility room; and downstairs cloakroom. A well designed split-level staircase gives access to the 3 double bedrooms, the c. 20ft master bedroom with a luxury en suite. There is also a family bathroom, and 2 loft areas ideal for a hobby/play area. Outside, there is a sweeping resin driveway behind wrought iron electric gates (shared with the neighbour), which leads to the front of the property and provides parking. The low maintenance southwest facing garden is mainly laid to patio and gravel with a decorative porcelain tile feature, enjoying three seating areas, one being raised on conduit decking. There is rear pedestrian access from Walnut Cottage opening to a bridleway which leads directly to Cleeve Common.





Situation

Walnut Cottage is set on one of the highest points on the Cotswold escarpment, enjoying far reaching westerly views across Cheltenham, The Malverns and Welsh hills beyond, and just 4 miles north of the spa town of Cheltenham, which has been voted as 'the top place to live' by both the Sunday Times and the Telegraph newspapers. Nearby facilities can be found in Winchcombe, Prestbury and Bishops Cleeve. The town offers an excellent selection of schools including Cheltenham Ladies' College, Cheltenham College, Dean Close and St Edwards.

Further Information:

Local Authority Tewkesbury Borough Council.

Tax Band E.

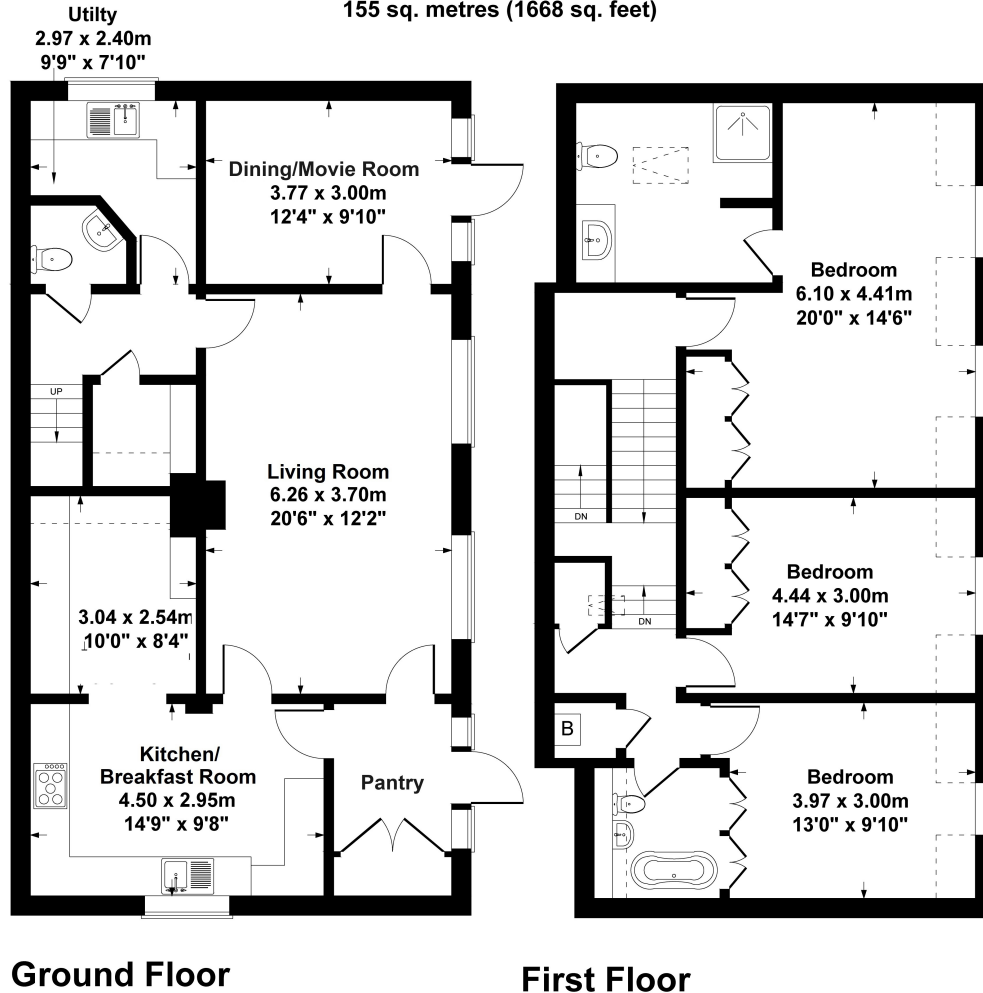
Electricity Mains. **Water** Mains. **Sewerage** Mains.

Heating Gas Central Heating.

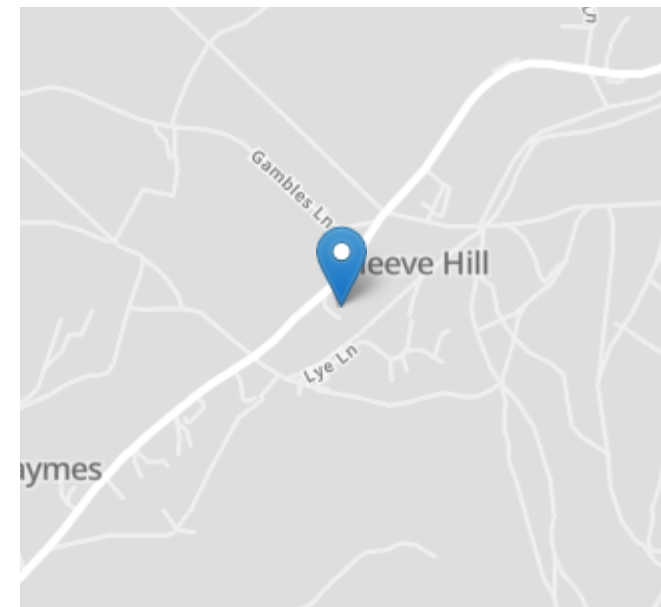
Broadband Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

Approximate Gross Internal Area
155 sq. metres (1668 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.