



# Stunning contemporary home with panoramic views

1 The View, Cleeve Hill, Cheltenham, GL52 3PX

Freehold



Drawing room • kitchen/dining/sitting room • utility room  
• cloakroom • gym/home cinema/5th bedroom • office  
• principal suite of bedroom, dressing room and bathroom  
• 3 further bedrooms and 3 bathrooms • double and  
single garages • west facing gardens and balconies

### Situation

The View is set on one of the highest points on the Cotswold escarpment, providing it with far reaching westerly views to the Malvern and Welsh hills. Just 4 miles north of the Spa town of Cheltenham, the area at the top of the hill is known as Cleeve Common. The area was largely agricultural for hundreds of years, however Cheltenham's boom as a fashionable spa resort in the 19th Century meant that the open spaces of the common became attractive for recreation which continue today. Horse racing began on the hill in 1818, until it moved to its current home at Prestbury Park racecourse, which can be spotted from the balconies of the property. Nearby facilities can be found at Winchcombe, Prestbury and Bishops Cleeve, with Cheltenham town centre only 4 miles away, providing superb shopping and recreational facilities. The town also offers an excellent selection of schools including Cheltenham Ladies' College, Cheltenham College, Dean Close and St Edwards There is also good access to the M5 and M40 with mainline railway stations in Cheltenham and Gloucester.

### Description

Sitting at the far end of the gated development, 1 The View is the largest of 4 homes

constructed around 5 years ago. The accommodation is set across three floors, all with a lift, offering a flexible layout and maximising the views to all the principal rooms. The entrance is on the top floor into a large and high ceilinged open plan kitchen/dining/living space, with full width bi-fold doors leading to a generous balcony and affording fabulous views from the whole room. There is also a walk in larder, cloakroom and a laundry room on this floor.

The feature staircase leads down to the middle floor of the house, with a large drawing room with inset feature fire and again with a spacious balcony for outdoor entertaining. There is also a gym/home cinema or 5th bedroom with access out to a terrace, plus shower room and a useful store room. The master suite is set on the lower floor with 3 further bedrooms, two of which have fitted wardrobes, and one with an en suite shower room, plus a family bathroom. The master suite comprises a bedroom with doors out to a terrace, dressing room with bespoke fitted wardrobes, and a bathroom with double shower and separate bath. A former store room has been fitted out as a home office/study. All of the other bedrooms on this floor open out onto the landscaped gardens which can also be accessed from all floors





via steps to the side of the house. The property really is designed with the view in mind. Large glass doors open on to a balcony or patio at each floor level, providing a truly special vista.

The property incorporates many features such as a contemporary kitchen with integrated appliances including full height fridge and freezer, dishwasher, double oven, microwave, wine cooler, Quooker hot tap and walk in fitted larder. The utility room has an integrated washing machine and space for a tumble dryer. There is hands free motion sensor lighting to all bathrooms, hallways and stairs. A satellite TV distribution system is hard wired into the property. There is underfloor heating throughout the property with individual time and temperature controls to all rooms. Floors are solid concrete and internal doors are solid timber. There is also the

balance of a 10 year Premier Guarantee new home warranty.

The gardens have been formally landscaped with paved patio and terrace areas, and astroturf lawns, offering minimal maintenance. The garden adjoins pastureland and benefits from stunning panoramic views across to the Malvern Hills.

#### **Services**

Mains water and electricity.  
Mains gas fired central heating.  
Shared septic tank drainage.

#### **Local Authority**

Tewkesbury Borough Council

#### **Tenure**

Freehold

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.



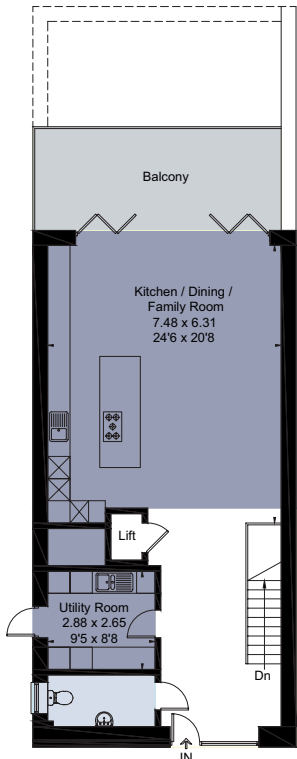
**1 The View, Cleeve Hill, Cheltenham, GL52 3PX**  
**Approximate Floor Area** 375.1 sq m / 4038 sq ft  
**Garage** 53.1 sq m / 571 sq ft  
**Total** 428.2 sq m / 4609 sq ft

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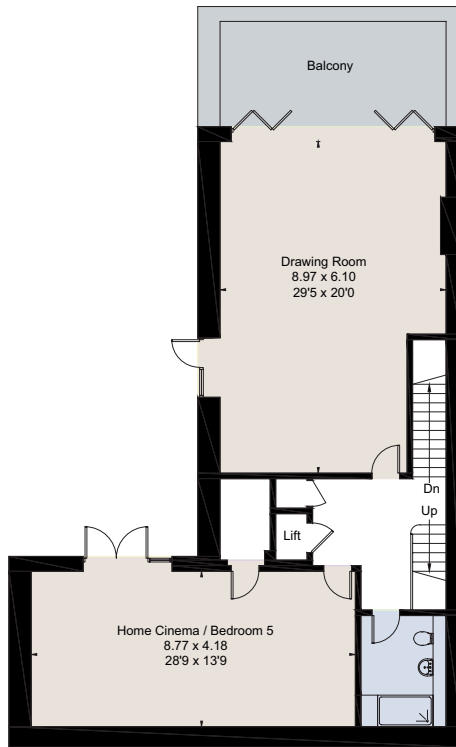


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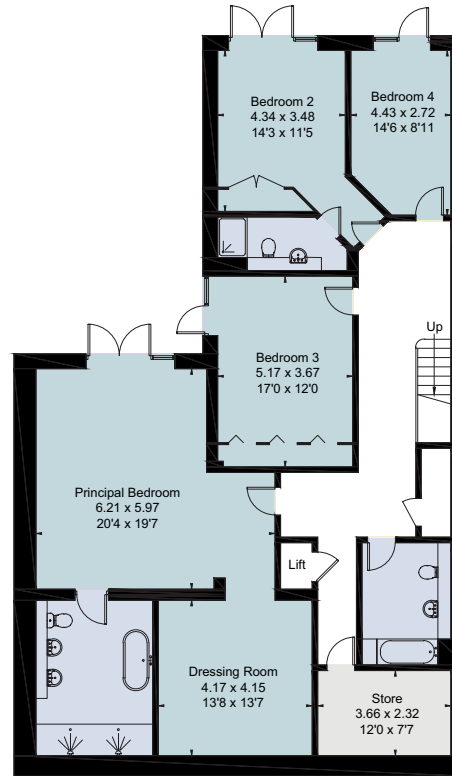
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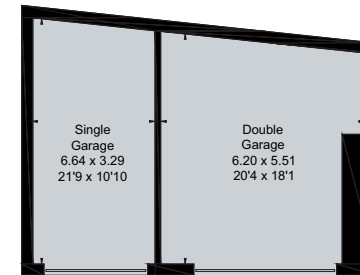
Second Floor



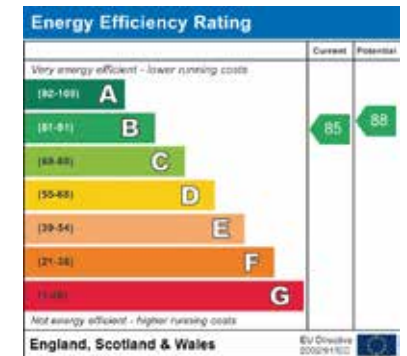
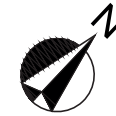
First Floor



Ground Floor



Garage  
 (Not Shown In Actual Location / Orientation)



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