



A detached family home situated along a quiet lane

**Kerrs Hill, Bushcombe Lane, Woodmancote, Cheltenham, GL52 9QL**

Offers over £800,000 Freehold





Entrance porch • entrance hall • utility • bathroom  
• kitchen • living room • dining room • three bedrooms  
• en-suite facilities • off road parking • double garage  
• garden office/gym • generous garden • stunning views

### Situation

Kerrs Hill is situated in a pretty location on the lower slopes of Cleeve Hill on the highly regarded Bushcombe Lane above the popular village of Woodmancote. The location is within a conservation area and enjoys immediate access to the impressive Cleeve Hill which is haven for walkers and riders.

Woodmancote provides useful day to day shopping and the popular Apple Tree pub is within easy access.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar.

Now a highly sought after place to live the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls

and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

### Description

Kerrs Hill Cottage is a welcoming detached family home offering excellent potential to extend and remodel to suit a buyers requirements.

The property is situated in a sought after location on the lower slopes of Cleeve Hill with approximately half an acre of beautiful gardens. The flexible living accommodation comprises of an entrance hall leading to a newly fitted utility room, bathroom and a well equipped kitchen with breakfast bar. The generous 26ft living room benefits from beautiful views over the garden and beyond and leads to a separate dining room perfect for entertaining.







Upstairs there are three good sized bedrooms and en-suite facilities to the main bedroom. Outside the large pretty gardens are mainly laid to lawn with a wealth of mature trees, a patio area perfect for al fresco dining benefits from stunning views over Cheltenham and towards the Malvern Hills. Further benefits include off road parking leading to a detached double garage with power and light and a recently constructed garden office/gym.

#### Services

Mains water, electricity, gas and drainage. Gas fired central heating.

#### Local Authority

Tewkesbury Borough Council.  
Tel: 01684 295010

#### Agents note

There is planning permission to extend the ground and first floor level that has expired. Planning application summary can be found on the Tewkesbury Borough Council website. Reference: 17/00232/FUL

#### Tenure

Freehold

#### Council Tax

Band = G

#### Energy Performance

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

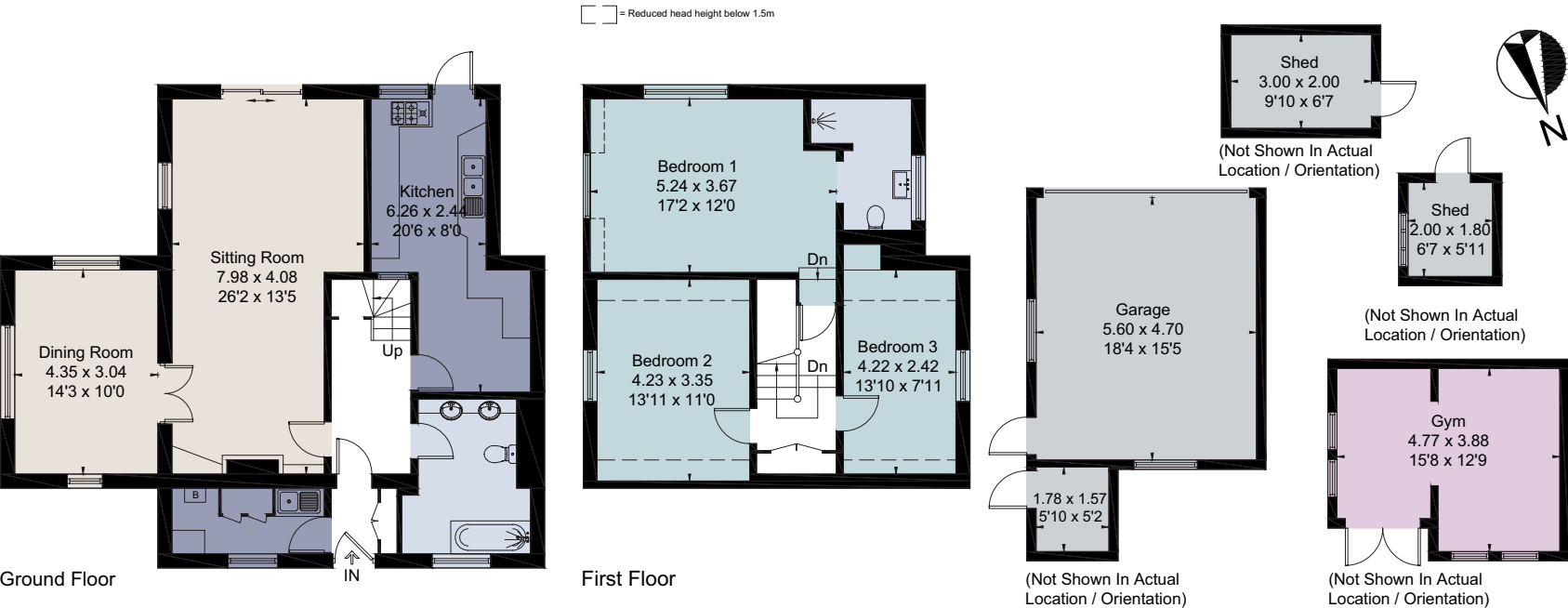
#### Viewing

Strictly by appointment with Savills.

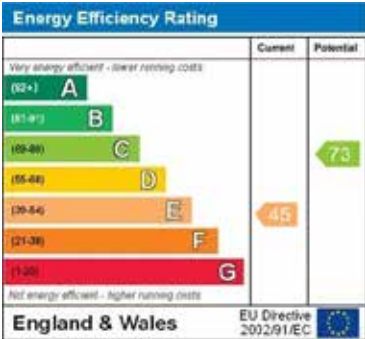


**Kerrs Hill, Bushcombe Lane, Woodmancote, Cheltenham, GL52 9QL**  
**Approximate Area** 144.4 sq m / 1554 sq ft  
**Outbuildings** 46.4 sq m / 499 sq ft (Excluding Shed)  
**Total** 190.8 sq m / 2053 sq ft  
**Including Limited Use Area** (5.9 sq m / 63 sq ft)

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