

PHOENIX HOUSE

CLEEVE HILL, CHELTENHAM, GL52 3PX



PHOENIX HOUSE, CLEEVE HILL

Set well back and screened from the road, this is a stunning detached family house beautifully upgraded by the present owner to an exceptionally high standard. Located near the top of Cleeve Hill and thus commanding spectacular views across the Severn Vale and towards the Malvern Hills and beyond.

- Impressive reception hall with vaulted ceiling
- Stunning drawing room with bi-folding doors to a wide balcony which enjoys spectacular distant views
- Mezzanine sitting area and bedroom six/snug
- Superb open plan kitchen/dining/family room fitted with a beautifully equipped kitchen by Neptune and large glazed doors and windows to maximise the view together with a stable door leading into the garden via an external staircase
- Five further bedrooms on the lower level
- Two bath/shower rooms by Neptune including an impressive master suite complete with victoria + albert free standing bath and his and hers basins
- Double garage and off road parking for several cars
- Large garden laid mainly to lawn of about 0.6 acres

DESCRIPTION

Dating from the 1980's, this substantial detached property has been transformed into an outstanding contemporary family home by the present owner. Internally, the accommodation differs from tradition with the principal reception rooms on the upper floor thus enjoying the exceptional views whilst the bedrooms are on the lower level. In addition there are two wide sun terraces for outside entertainment and to maximise the enjoyment of the views.





SITUATION

Phoenix House stands near the top of Cleeve Hill and enjoys some of the most spectacular views the area has to offer across the Severn Vale. Local amenities may be found at the foot of the hill in both Woodmancote and Bishops Cleeve which benefits from two supermarkets, local shops, primary schools, a secondary school and popular public houses. The larger regional centres of Winchcombe and Cheltenham are both some 4 miles distant offering a wider range of local and bespoke shops, restaurants and wine bars, several internationally regarded schools and a number of popular festivals.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Tewkesbury Borough Council: 01684 295010.
Council Tax Band: G - £2,661.96 pa. (2018/2019).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 2408 sq ft / 223.7 sq m (Excluding Void)

Cellar = 195 sq ft / 18.1 sq m

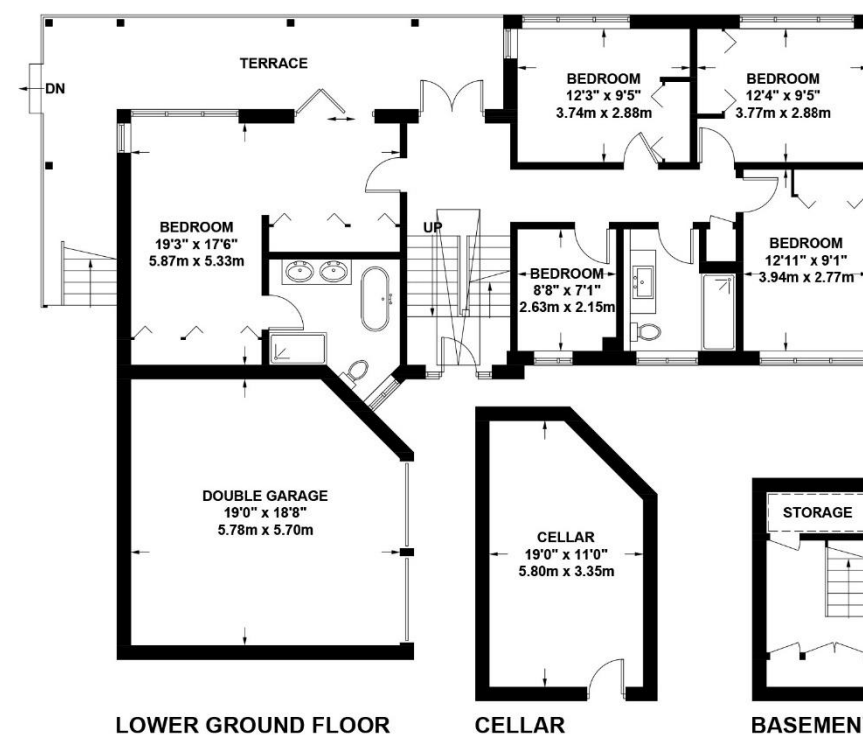
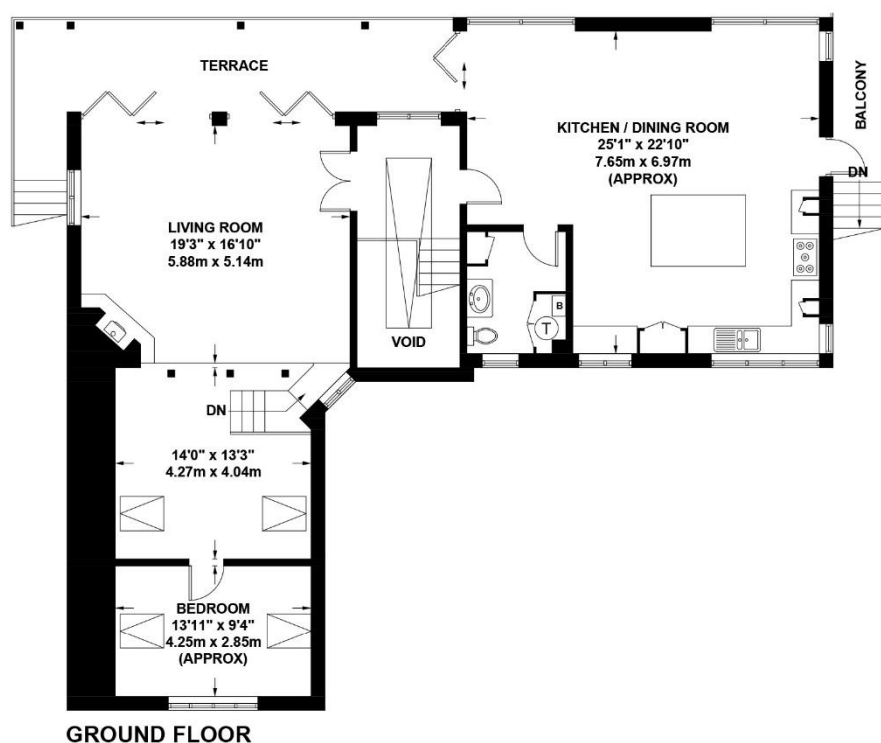
Basement = 103 sq ft / 9.6 sq m

Double Garage = 349 sq ft / 32.4 sq m

Total = 3055 sq ft / 283.8 sq m



 = REDUCED HEADROOM BELOW 1.5m / 5'0"



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.

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