



## LADYTHORN

Cleeve Hill, Cheltenham, Gloucestershire, GL52 3QB

Presented by  
*Abigail Sutcliffe*

**PerryBishop**  
PROPERTY MADE PERSONAL

# Step Inside

Ladythorn is an exceptional home, beautifully re-designed, spanning across three floors and set in an elevated position with breathtaking panoramic views. Blending elegance with meticulous attention to detail, it offers a rare opportunity for luxurious, contemporary living in a truly remarkable setting.

## KEY FEATURES

- Exceptional home, transformed to the highest standard with meticulous attention to detail and craftsmanship, extending to approximately 3,800 sq ft over three floors.
- Elevated position offers breathtaking panoramic views across the Cotswolds and Malvern Hills, creating light-filled, spacious interiors.
- Grand reception hall with bespoke front door leads to an L-shaped living room with window seat, feature fireplace, and terrace access.
- Open-plan kitchen, dining, and living space features a bespoke kitchen, double ovens, wine fridge, hot/cold/sparkling water tap, and bifold doors onto a west-facing terrace.
- Ground floor also includes pantry/utility room, cloakroom, boiler room, and internal access to a garage with extra utility space.
- First floor houses a luxurious principal suite with four-piece en suite, versatile laundry room adjacent, four further bedrooms, two en suite, and family bathroom.
- Second floor offers a bright, flexible space with home office, large family room with air conditioning unit, separate kitchen, and sliding windows, ideal for a guest suite, studio, or additional living area.
- The home opens onto a generous west-facing terrace with glass balustrades, leading down to a private, lawned garden enclosed by mature laurel hedging for complete seclusion.
- Set on approximately 0.327 of an acre, with a spacious garage and ample parking for numerous vehicles.

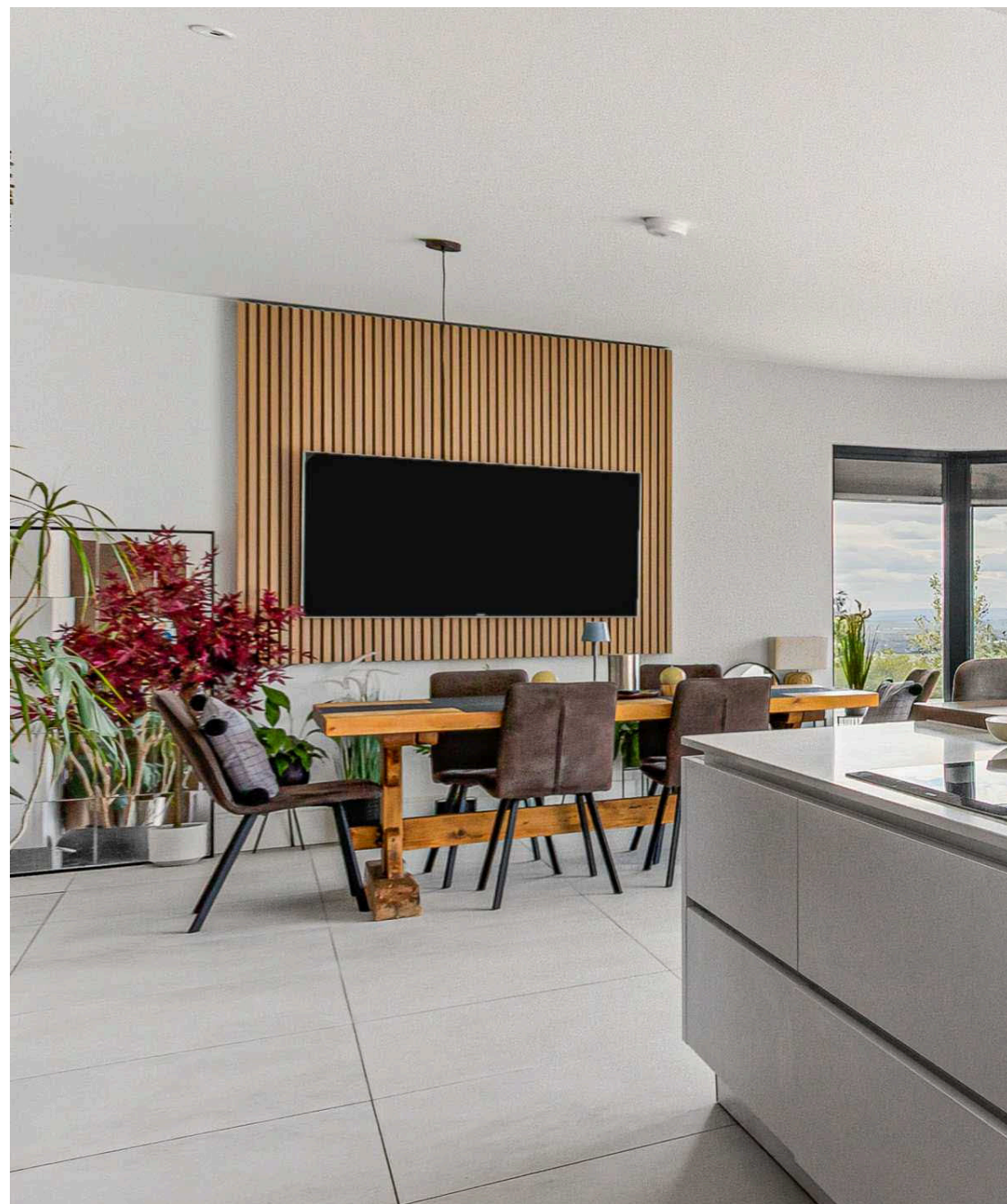
## ABOUT THE PROPERTY

Ladythorn is a truly outstanding home, masterfully transformed by its current owners to an exceptional standard, where quality, craftsmanship and attention to detail have been prioritised at every turn. Extending to approximately 3,800 sq ft and elegantly arranged over three floors, the property offers a superb balance of scale and sophistication. Perfectly positioned to take full advantage of its elevated setting, Ladythorn enjoys breathtaking panoramic views across the Cotswolds and towards the Malvern hills, creating a remarkable sense of space, light and connection to the surrounding landscape.

Upon entering, you are welcomed into a grand reception hall, immediately setting the tone for the home, with a striking bespoke front door and an air of understated elegance. A short descent leads into the impressive L-shaped living room, where captivating views unfold. A beautifully crafted window seat spans the length of the room, perfectly positioned to enjoy the outlook, while a door opens directly onto the terrace and a feature fireplace provides a refined focal point.

From here, the home flows seamlessly into an exceptional open-plan kitchen, dining and living space, where meticulous attention to detail is evident throughout. The bespoke kitchen is superbly appointed, featuring integrated double ovens, a full-height wine fridge, and an advanced tap delivering hot, cold and sparkling water. Designed with both entertaining and everyday living in mind, expansive bifold doors extend across much of the room, framing the stunning views and creating a seamless connection to the outdoors. These open onto a generous west-facing terrace, ideal for al fresco dining and enjoying spectacular views.

Completing this level is a well-considered range of practical spaces, including a pantry/utility room, cloakroom and boiler room, along with internal access to the garage, which can fit a full sized car comfortably, and offers additional utility provision.







The first floor presents beautifully appointed and thoughtfully arranged accommodation, centred around a stunning principal suite. Perfectly positioned to capture the far-reaching views, this impressive retreat is complemented by a generous four-piece en suite, creating a luxurious and private sanctuary. Adjacent lies a highly versatile room, currently utilised as a laundry, which could easily be reconfigured as a bespoke dressing room or walk-in wardrobe.

Also on this level are four further bedrooms, two of which benefit from their own en suites, alongside two well-proportioned double bedrooms served by a stylish family bathroom featuring a contemporary four-piece suite. Altogether, this floor offers a superb balance of comfort, flexibility and refined living, ideal for both family life and hosting guests.

The second floor reveals a superbly versatile and beautifully designed space. At the top of the stairs, a bright and airy area currently serves as a home office, leading through to an expansive family room complemented by a separate kitchen area, creating a self-contained and highly functional environment.

Windows stretching the length of the room frame truly spectacular views, filling the space with natural light and creating an exceptional environment for both relaxation and entertaining. Exceptionally adaptable in its design, this level could be effortlessly tailored to suit a variety of needs, whether as a guest suite, studio or additional living accommodation, making it a distinctive and valuable feature of this remarkable home.



## Step Outside

Outside, the home flows seamlessly onto a generous west-facing terrace, framed with sleek glass balustrades, perfectly positioned to capture the stunning views and evening sunsets. Broad steps lead down to a private, lawned garden, enclosed by mature laurel hedging for complete seclusion.

Set within approximately 0.327 of an acre, the property also benefits from a spacious garage capable of accommodating a modern vehicle, along with ample parking for numerous vehicles at both the top of the driveway and the base of the sweeping approach, offering exceptional convenience for residents and guests alike.

















**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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