

Kerres Hill Bushcombe Lane, Woodmancote, Cheltenham, GL52 9QL



An exciting opportunity to acquire a three bed property in need of a full programme of refurbishment with scope for extending its current footprint • Beautiful sought after village location • Elevated position with panoramic countryside views • Viewings by appointment only • For sale by private treaty • EPC E

Guide Price
£825,000

Kerres Hill

Bushcombe Lane, Woodmancote, Cheltenham, GL52 9QL

Perry Bishop are thrilled to launch a superb opportunity for someone to create an expansive home in this outstanding location.

Kerres Hill is a 3 bedroom detached home set within half an acre of beautiful gardens, offering unrivalled panoramas of the picturesque Cheltenham landscape. In brief the current property comprises a large sitting room, seperate dining room, kitchen, utility, 3 double bedrooms and 2 bathrooms.

The current vendor has submitted planning for a large extension which will increase the living space by over 1000 sq.ft, creating a stunning and contemporary 4 bedroom home, taking full advantage of the southerly aspect and the views.

In an elevated position offering uninterrupted vistas across Cheltenham and open countryside the property has a substantial garden which is fully south facing, with patio areas, expansive lawn and a variety of established trees. The property also benefits from a double garage, a summer house perfect as a home studio/office and a number of sheds.

Location

The property is situated on Bushcombe Lane, in an elevated spot on the right-hand side, on the slopes of Cleeve Hill within the Cotswolds Area of Outstanding Natural Beauty.

The village benefits from a small selection of everyday amenities including a village shop, primary school and a public house, all are within walking distance of the land.

Woodmancote is just a 15 minute drive from the historic town of Cheltenham and 9 minutes from Prestbury Park Racecourse. Cheltenham is well known for its outstanding schools including Cheltenham Ladies College, Dean Close & Pates Grammar School attracting buyers from all over the world.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services from Kemble and Cheltenham.

Cheltenham is 5 miles -Prestbury Village 2.5 miles - M5 (Junction 10) 6.6 miles.

Directions

Entering the village of Woodmancote from the south on New Road continue through until the first junction taking the left onto Station Road. Continue on and then take a right hand turning on to Bushcombe Lane, follow this road up the slight hill and follow the road around the right-hand bend and continue up the hill, the property will be found on the right-hand side.

what3words:///tilt.lollipop.sampled

Viewings

Viewings are strictly by appointment only and we would ask you to contact us on 01242 246983 to book your appointment.

Services & Tenure

The property is held with freehold title and is not as far as we aware subject to any leases or covenants.

Local Authority

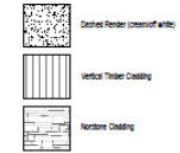
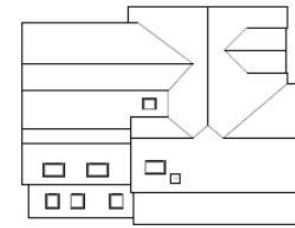
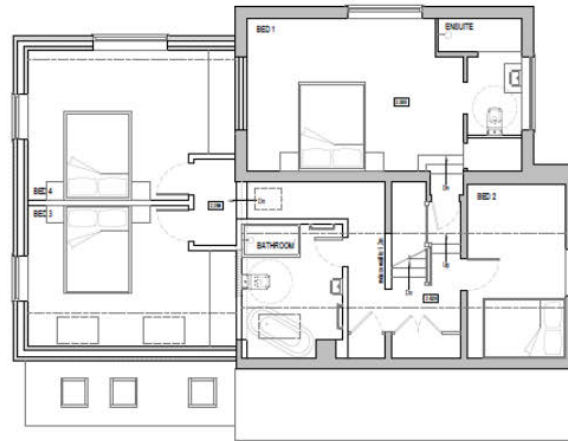
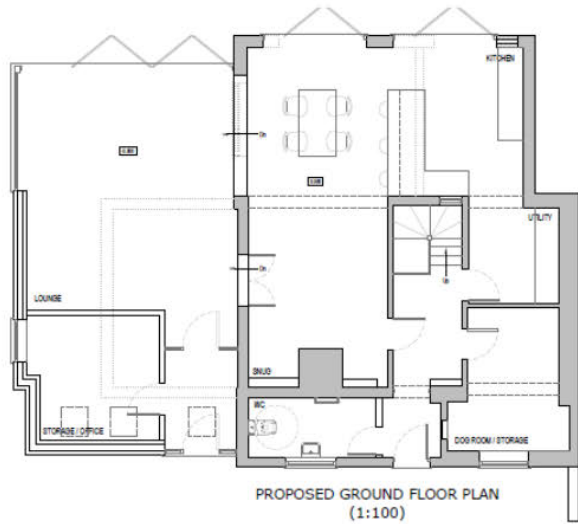
Tewkesbury Borough Council

tewkesbury.gov.uk

Tel. 01684 272 151

Method of Sale

The property is offered for sale with a guide price of £825,000.



1. All dimensions to be checked/taken on by site contractors.
2. Drawing indicative for planning purposes. Not to be used for construction.
3. Contractor to check existing levels, drainage & existing materials prior to forming an estimate & construction.
4. All structural elements indicative. Seek Structural Engineers advice prior to construction or forming estimate.



Maps Acre

Promap
LANDMARK INFORMATION GROUP

West Ridge

Kerrs Hill

Area: 0.585 acres (2369.39 m²)

Promap
LANDMARK INFORMATION GROUP

Little Thatch

Jasmine Cottage

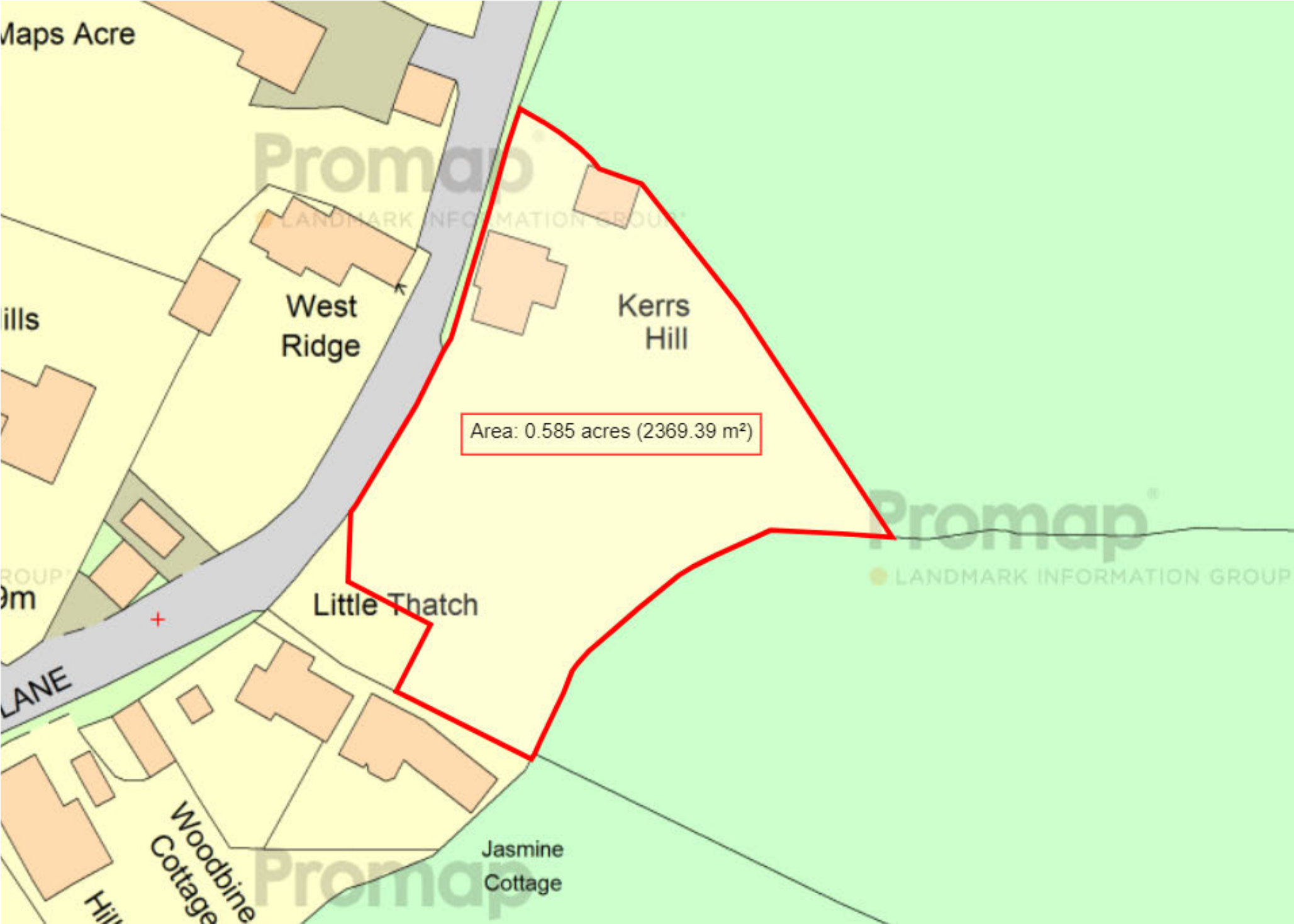
Woodbine Cottage

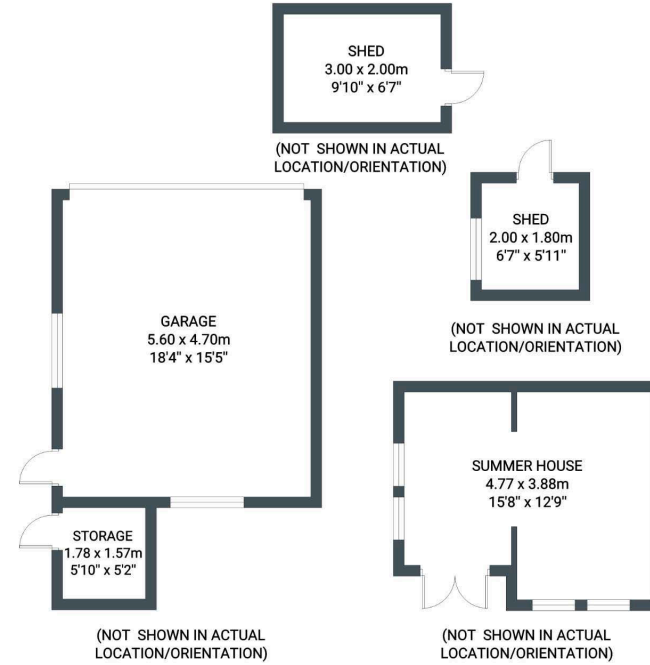
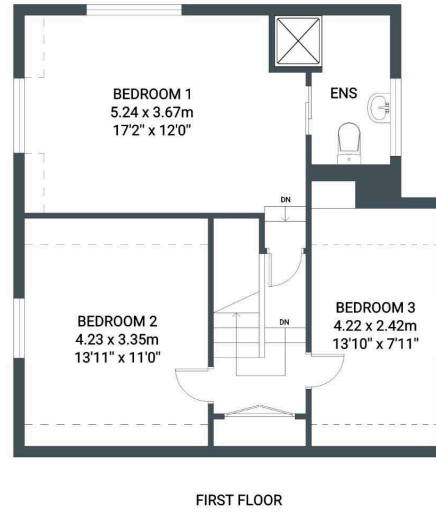
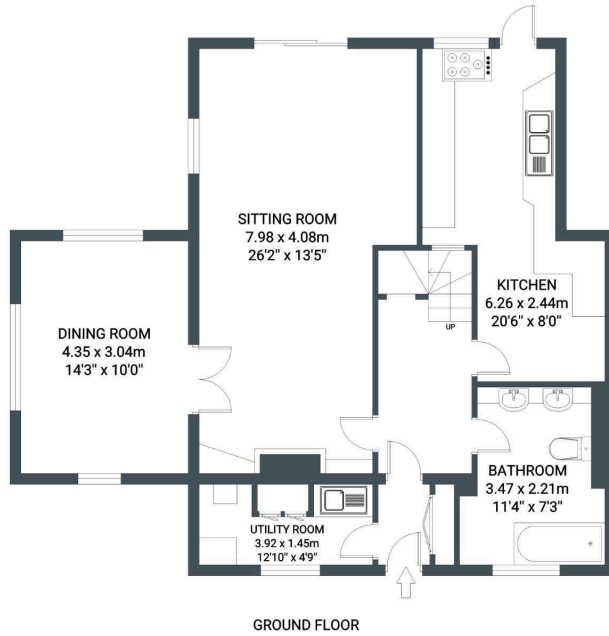
LANE

Hills

GROUP
m

Hill





140 Bath Road, Cheltenham, GL53 7NG
 T: 01242 246983
 E: landandnewhomes@perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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.

