



Harp Hill, Cheltenham, GL52 6QG

In Excess of £800,000





Orchard House Harp Hill

Charlton Kings, Cheltenham

Situated in a sought-after residential setting, this substantial detached home offers impressive and versatile accommodation extending to approximately 2,472 sq.ft. Arranged over split levels, the property combines generous living space with practical design, complemented by a beautifully landscaped garden with swimming pool and far-reaching views towards Cleeve Hill.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Onward Chain
- Four Bedroom Detached Home
- Generous Principle Suite With built In walk In Space and En-suite
- Garage, Basement & Workshop
- Landscaped Garden With Swimming Pool
- Parking For Multiple Vehicles









Situated in a sought-after residential setting, this substantial detached home offers impressive and versatile accommodation extending to approximately 2,472 sq.ft. Arranged over split levels, the property combines generous living space with practical design, complemented by a beautifully landscaped garden with swimming pool and far-reaching views towards Cleeve Hill. Offered to the market with no onward chain, this is a rare opportunity to acquire a home of both scale and lifestyle appeal.

Entrance Hall: A welcoming entrance hall providing access to the principal ground floor accommodation, with a practical layout and useful under stairs storage.

Sitting Room: Positioned to the front of the property, this is a well-proportioned and comfortable reception room. Subtle up lighting set around the perimeter of the ceiling enhances the ambience, creating a warm and inviting space for everyday living.

Family Room: Forming the heart of the home, the family room is a generous and versatile space with a continuation of the feature up lighting. A striking dual-sided log burner is set within the dividing wall between the family room and kitchen, creating a focal point while allowing heat and atmosphere to flow seamlessly between the spaces.

Kitchen/Dining Room: A superb open-plan room of excellent proportions, fitted with a range of modern units and integrated appliances. There is ample space for dining and entertaining, with doors opening directly onto the rear garden. The dual-sided log burner adds both character and practicality, enhancing the connection between the living and dining areas.

Bedroom Four: Positioned on a split level and accessed via a short, separate staircase of just a few steps, this well-proportioned double bedroom offers a sense of separation from the main accommodation. Ideal for guests, older children or working from home.

En -Suite: Fitted with a modern suite comprising shower, wash hand basin and WC.

First Floor Landing: A bright and airy landing featuring an attractive arched window, allowing natural light to fill the space and adding character to the upper floor.

Bedroom One: A particularly impressive principal bedroom, benefitting from triple aspect windows that provide excellent natural light and far-reaching views towards Cleeve Hill. The room also features built-in wardrobe space and a cleverly designed “secret door” leading through to the en suite, adding a unique and stylish touch.

En-Suite: Stylishly appointed and fitted with a bath with hand-held shower attachment, wash hand basin and WC.

Bedroom Two: A well-proportioned double bedroom, bright and airy with a pleasant outlook.

Bedroom Three: A comfortable single bedroom with built in storage, ideal as a child’s room, nursery or study.

Shower Room: Serving the first floor bedrooms, fitted with a modern suite including a shower, wash hand basin and WC.

Garage, Basement & Workshop: The property benefits from a substantial garage with doors opening at both the front and rear, providing excellent accessibility and flexibility. There is also an adjoining WC and space for appliances, together with access leading down to an extensive basement and large workshop. The basement also houses the boiler room and offers exceptional storage, hobby or workspace potential.

Garden: The rear garden is a standout feature, thoughtfully landscaped to create a series of distinct outdoor areas. A raised decked terrace provides an ideal seating and entertaining space, overlooking the garden which is predominantly laid to gravel. It is also well-stocked with planting and a striking central palm tree, creating a unique and characterful setting. Up lighting throughout the garden enhances the space in the evening, while power is available at various points throughout the garden. The swimming pool forms a true focal point and is complemented by a pool shed and a hot and cold outdoor shower, creating a resort-style feel ideal for entertaining and relaxing. Covered seating areas further enhance the usability of the space.

There is also gated side access connecting the rear garden to the front driveway, enclosed at both ends and currently utilised as a practical additional storage area.

Parking: The property is approached via a generous gravel driveway providing parking for multiple vehicles and access to the garage.

Tenure: Freehold

Council Tax Band: D

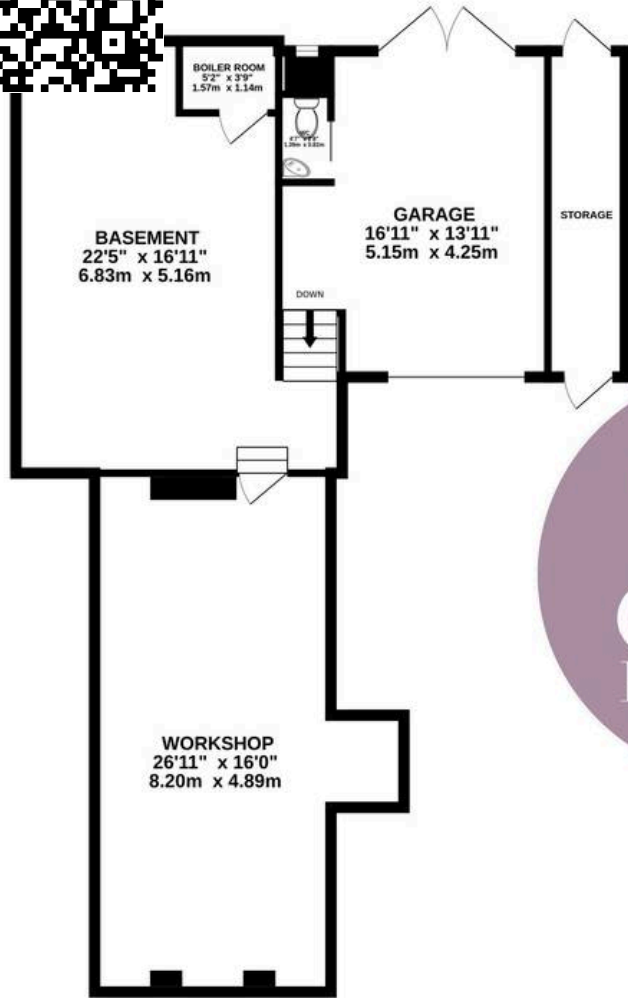
Location: Harp Hill is a highly regarded residential area on the eastern side of Cheltenham, known for its elevated position and wonderful outlook towards Cleeve Hill, the highest point in the Cotswolds. The area offers an appealing balance of convenience and countryside living, with scenic walks and open green spaces right on the doorstep.

The property is well positioned for a range of local amenities and well-regarded schools, whilst Cheltenham Town Centre is easily accessible, offering an excellent selection of shops, restaurants and cultural attractions. For those who enjoy outdoor pursuits, the nearby countryside and Cleeve Hill provide stunning views and a wealth of walking routes, making this a particularly desirable setting for both families and professionals alike.

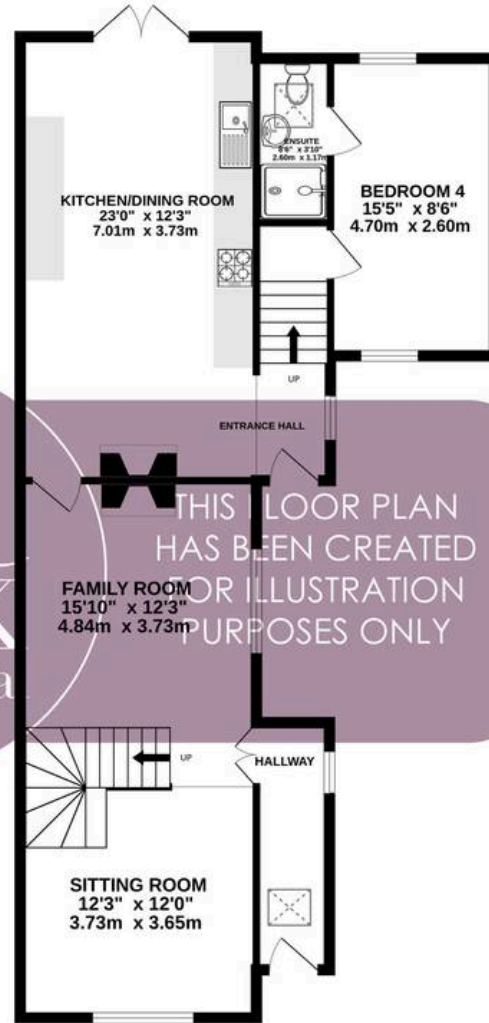
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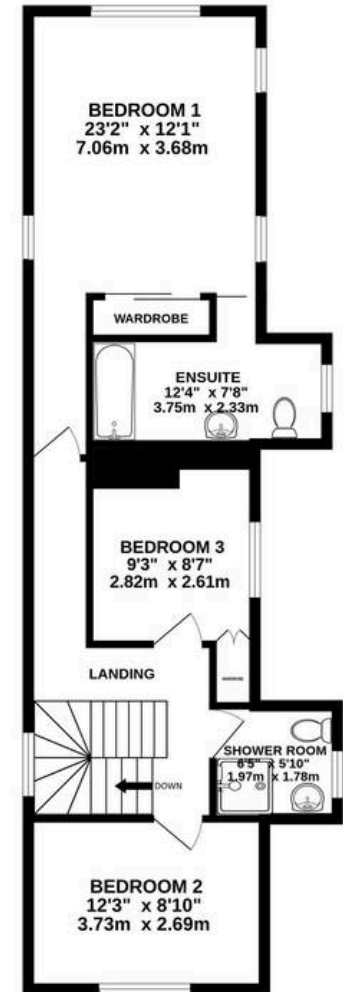
BASEMENT
960 sq.ft. (89.2 sq.m.) approx.



GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



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THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
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TOTAL FLOOR AREA : 2472 sq.ft. (229.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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