

EW

ELLIOTT WAKEFIELD
PRESTIGE PROPERTY



PRIVATE RESIDENCE • CHELTENHAM

Brookview

A refurbished red-brick Victorian home with gardens on three sides

Guide Price £750,000

Victorian character, reworked for modern living

“A rare combination on the edge of Cheltenham: the warmth and soul of Victorian red-brick architecture, refreshed for the way we live now, ready to move into, and with room still to grow.”

4 BEDROOMS (5th Reinstatable)	3 BATH / SHOWER ROOMS	1,800 APPROX. SQ FT	2022 REFURBISHED & RECONFIGURED	Freehold TENURE · NO ONWARD CHAIN
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Set behind timber gates on a quiet no-through country lane on the western edge of Cheltenham, Brookview is a distinctive red-brick Victorian semi-detached home that we refurbished in 2022. We carried out extensive electrical work, redecorated throughout and reworked the layout, moving rooms around so the house flows the way a family actually uses it.

The house was envisioned specifically around generous entertaining and family comfort. The ground floor connects effortlessly from an inviting reception hall into an expansive open-plan living hub, anchored by a bespoke workshop-crafted kitchen beneath a roof lantern and bi-folding doors onto the terrace.

Beyond the kitchen lies a formal dining room seating twelve, a wood-panelled snug with an authentic open hearth, a ground-floor marble-effect shower room, and an independent utility and boot room.

Enclosed by mature 30-foot hedging with peaceful open countryside to the rear, the south-facing grounds wrap three sides of the house, offering complete seclusion, an allotment plot waiting for a keen gardener, and parking for six or more vehicles. With a complete legal pack ready and no onward chain, this represents an effortless acquisition.



Brookview viewed across the private grounds at dusk, showing the wrap-around lawns and Victorian red-brick facade.

The bespoke shaker kitchen

Crafted in an independent workshop to bespoke dimensions and hand-finished in Venetian plaster, this is a culinary stage created for people who love to cook and entertain.



The oversized central island beneath hand-applied Venetian plaster, featuring dual temperature-controlled wine fridges.

The kitchen forms the true centrepiece of Brookview. Designed with an oversized island where friends and family gather, it combines timeless cabinetry with textural artisan finishes. Warm task and ambient lighting highlight the subtle depth of the Venetian plaster walls, creating a welcoming atmosphere day or night.

An antique-brass Quooker tap provides instant boiling, chilled still, and sparkling water on demand. The layout accommodates dual ovens, a dedicated plate warmer, an integrated bean-to-cup coffee station, and substantial refrigeration, supported by dishwashers in both the main kitchen and the adjoining utility.

Full-width bi-fold doors open directly onto the south-facing sun patio, effortlessly merging the kitchen with outdoor dining throughout the spring and summer months.

— FIXTURES & NEGOTIATION

Appliances & Designer Lighting

Certain premium freestanding appliances and designer lighting fixtures may be available by separate negotiation. A detailed fixtures and fittings inventory is available on request.



From the island, looking out through the bi-fold doors to the south-facing terrace and garden.

Rooms designed to gather and unwind

From a formal dining room seating twelve to an atmospheric wood-panelled snug with an open fire, the reception spaces offer natural versatility for both large occasions and quiet evenings.



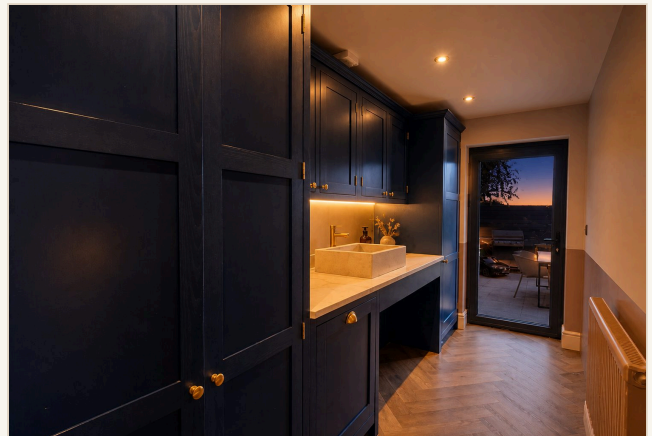
The dining room: a statement room seating up to twelve beneath Pooky designer wall lighting.



The snug: rustic timber panelling, Farrow & Ball Railings, and an open hearth.



The living room: bi-fold doors open straight onto the terrace and garden.



Utility & boot room: dedicated secondary sink, laundry facilities, and garden access.

A Formal Dining Room of Scale: In many period homes, the dining room is a dark, underused space. Here, it has been treated as a focal showpiece, accommodating twelve diners with ease for family celebrations and formal dinner parties, finished in rich Farrow & Ball palette tones.

Flexible Multi-Generational Living: The snug doubles as a fourth ground-floor bedroom, conveniently situated beside the luxury ground-floor marble-effect shower room. This provides an ideal self-contained sanctuary for visiting grandparents or older relatives.

Boutique hotel luxury & attic potential

Upstairs, the principal suite is styled with the serene sophistication of a luxury hotel, complemented by versatile family bedrooms and an attic primed for immediate expansion.



The principal suite: refined boutique-hotel styling, acoustic quiet, and custom bedside lighting.

The Principal Suite: Designed to offer the indulgence of a private hotel suite, the master bedroom is appointed with bespoke lighting by Soho Home and Eichholtz. It connects to a private en-suite bathroom and an adjoining walk-in dressing room.

Reinstatable 5th Bedroom: The current dressing room was historically a generous double bedroom. Should a purchaser require a five-bedroom configuration, the owner will happily arrange for its reinstatement following exchange of contracts.



The dressing room: extensive bespoke wardrobe joinery, easily reinstatable as a fifth double bedroom.

Family & Guest Accommodation: Two additional first-floor bedrooms provide versatile spaces for children, guests, or a dedicated home executive office, with tranquil views across the private grounds and mature hedges.

Every room is painted in considered Farrow & Ball shades, with premium wool carpeting underfoot.

— FUTURE EXPANSION

The Dormer-Ready Attic

The attic already has lighting, radiators and a skylight. It represents prime upside potential, requiring only a staircase and building-regulations sign-off to create a spectacular sixth bedroom suite or creative studio without altering the existing ground or first-floor layout.

Exacting craftsmanship throughout

Three exquisitely appointed bath and shower rooms ensure everyday ease for large families and house guests alike, complemented by quiet spaces to work and study.



Ground-floor shower room: full-height marble-effect porcelain and walk-in shower.



Principal en-suite: green vanity against deep aubergine walls, reached through the dressing room.



Principal en-suite: walk-in shower behind a black-framed glass screen.

Ground-Floor Wet Room: Finished in continuous marble-effect porcelain with an oversized walk-in shower and Rubeza vanity, the ground-floor facility is both practical and luxurious, serving the snug and entertaining spaces effortlessly.



Dedicated study / home office overlooking the private garden boundary.

Curated Lighting & Hardware: Architectural lighting by Astro, Pooky, Feiss, and Moooi has been specifically commissioned for each zone, balancing soft evening warmth with clear working illumination.

Gardens on three sides, backing onto open country

Mature evergreen hedging wraps the plot, providing total seclusion for morning coffees on the terrace, summer celebrations, and an allotment ready for someone to bring back to life.



The expansive rear lawn runs the full depth of the plot, bounded by mature 30-foot hedging with open fields beyond.



South-facing terrace: direct bi-fold connection to the kitchen.

Outdoor Entertaining: The south-facing patio enjoys sunlight from dawn until late afternoon. With the bi-folds pushed back, the patio functions as an outdoor drawing room, having accommodated gatherings of over a hundred guests with ease.



Enclosed side lawns leading toward the kitchen garden and allotment.

Allotment & Gated Parking: The allotment is overgrown at the moment and needs an eager gardener to get stuck in, but the space is there to grow your own. Timber gates open onto a gravelled driveway with parking for six or more vehicles.

Cheltenham convenience, country tranquility

Tucked away on a quiet no-through lane on Cheltenham's western rural fringe, Brookview combines immediate access to leading schools, road networks, and rail connections with complete peace.



Aerial photograph showing the Brookview boundary outlined; neighbouring land masked out for clarity.

Brookview occupies an enviable location: peaceful country lanes and open fields right on your doorstep, yet Cheltenham town centre is only ten minutes away by car.

Whether commuting to London, taking the children to Cheltenham's prestigious colleges, or walking across the meadows to the local pub on a Sunday afternoon, everything is effortless.

The lane itself is a private, no-through cul-de-sac with no passing traffic, ensuring safety and tranquillity for family life.

LEADING SCHOOLS

Within easy reach for daily school runs: Dean Close School, Cheltenham Bournside School, and St James' Primary, with Cheltenham College and Cheltenham Ladies' College moments away.

STRATEGIC TRANSPORT

Cheltenham Spa station is 10 minutes away (London Paddington in ~2 hours). M5 Junction 11 is under 5 minutes, linking Bristol, Birmingham, and the M4. Arle Court bus station is walkable.

LEISURE & DINING

Brickhampton Court Golf Club is within walking distance. The House in the Tree, a beloved local gastropub, is a pleasant 20-minute field walk. Hatherley Manor and The Greenway spas are nearby.

THE COTSWOLDS

World-renowned Cotswold market towns — Broadway, Bourton-on-the-Water, and Stow-on-the-Wold — are easily accessible for weekend farmers' markets, farm shops, and country walking.

Life at Brookview

Reflections on a decade at Brookview by Elliott Wakefield MCIM

Brookview has been our family home for ten years. What follows isn't an estate agent's pitch — it is simply what we will miss most about living here.

We are an active household that loves to entertain, and when we reworked the house we arranged it around exactly that. The south-facing garden and stone patio have hosted more gatherings than I can count — comfortably accommodating over a hundred guests, with friendly neighbours from the lane wandering across to share drinks in the evening sun. The lane itself is a quiet, safe no-through cul-de-sac, blissfully free from passing traffic.

Our favourite daily ritual is the simplest: morning coffee out on the terrace in the first rays of the sun. The open-plan living room opens straight onto the patio through bi-fold doors; when those doors are pushed back, the boundary between inside and out simply disappears. Countless long dinners, celebratory evenings, and relaxed Sunday lunches have unfolded here.

The garden has been a true joy. The allotment has got away from us lately and is ready for someone with green fingers, and the rest of the lawns offer total privacy, enclosed by mature evergreen hedgerow on every side. Although semi-detached, you feel completely secluded from the world outside — it is your own private bubble.

The kitchen is where everyone ends up. Christmas dinner for a large crowd is an absolute breeze with two ovens, dual dishwashers, and an oversized island that naturally draws people in.

The dining room is a space we are particularly proud of. In most Victorian properties it is the forgotten, darker room; we transformed it into a genuine statement room seating twelve with ease. It consistently draws gasps when guests walk through, and we use it regularly, not just for formal occasions.

In the winter months, the snug becomes our retreat. Gathering around the crackling open fire beneath rustic timber panelling in Farrow & Ball Railings creates a space that holds you in a warm embrace.

Upstairs, the principal suite offers a boutique-hotel sanctuary, drawing on my background in the hotel and hospitality sector. Reading on the chaise longue or taking a relaxed morning coffee in bed looking out across the trees is pure peace.

We are ready for our next chapter now, but leaving isn't an easy decision. This home has been our anchor for a decade. Our final project was to have been converting the attic, which we have decided to pass to the next owner to make their own. I cannot wait to see Brookview's next evolution — it is going to be glorious.

Elliott Wakefield

ELLIOTT WAKEFIELD MCIM

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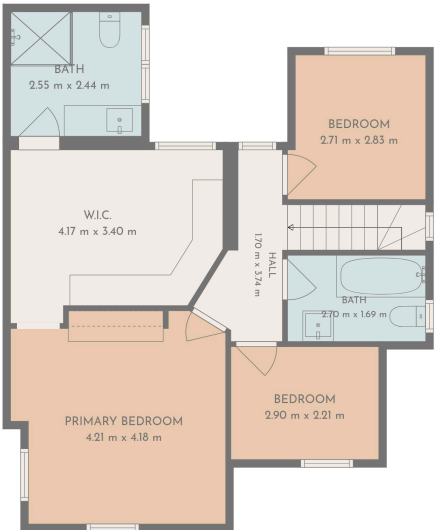
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Floor Plan & Dimensions

Total Approximate Gross Internal Area: **1,800 sq ft (167.2 sq m)** · Refurbished 2022



Ground floor



1st floor

TOTAL: 165 m2
Ground floor: 101 m2, 1st floor: 64 m2
EXCLUDED AREAS: UTILITY: 8 m2, FIREPLACE: 1 m2, WALLS: 13 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

GROUND FLOOR ACCOMMODATION

Reception Hall: 13'1" x 12'1" (4.00m x 3.68m)
Living Room: 18'0" x 12'10" (5.48m x 3.90m)
Bespoke Kitchen: 18'0" x 12'9" (5.48m x 3.89m)
Formal Dining Room: 13'10" x 13'4" (4.21m x 4.06m)
Snug / Bedroom Four: 15'5" x 9'11" (4.70m x 3.01m)
Utility & Boot Room: 13'9" x 6'0" (4.18m x 1.83m)
Shower Room: 8'8" x 8'5" (2.64m x 2.57m)

FIRST FLOOR & LOFT SPACE

Principal Bedroom: 13'10" x 13'9" (4.21m x 4.18m)
Dressing Room / Bedroom Five: 13'8" x 11'2" (4.17m x 3.40m)
Principal En-Suite: 8'4" x 8'0" (2.55m x 2.44m)
Bedroom Two: 9'3" x 8'11" (2.83m x 2.71m)
Bedroom Three / Study: 9'6" x 7'3" (2.90m x 2.21m)
Family Bathroom: 8'10" x 5'7" (2.70m x 1.69m)
Attic: dormer-ready, with lighting, radiators and skylight

Floor plan and room measurements are for general guidance and illustrative purposes only, not to scale. All boundaries and dimensions approximate.

Complete transparency & legal readiness

Comprehensive particulars, statutory utility ratings, and material planning information prepared for an orderly, transparent sale.

KEY PROPERTY FEATURES

- ◆ **Refurbished 2022:** Red-brick Victorian semi-detached residence, with extensive electrical work, redecoration throughout and a reconfigured layout.
- ◆ **Versatile Proportions:** 4 double bedrooms (with dressing room readily reinstatable as a 5th double bedroom; owner happy to reinstate following exchange).
- ◆ **3 Bath / Shower Rooms:** Principal en-suite, first-floor family bathroom, and ground-floor marble-effect wet room.
- ◆ **Culinary Craft:** Bespoke shaker kitchen with Venetian plaster, central island, double wine fridges, and Quooker brass tap.
- ◆ **Entertaining Spaces:** Formal dining room seating twelve; snug with working open hearth and wood panelling.
- ◆ **Development Upside:** Attic with lighting, radiators and skylight — primed for a dormer conversion.
- ◆ **Gated Grounds:** Timber gates, parking for six or more vehicles, wrap-around lawns on three sides, south-facing patio, and an allotment plot to bring back to life.

MATERIAL INFORMATION

Tenure	Freehold with vacant possession upon completion.
Chain Status	No onward chain. Full legal pack already completed.
Internal Area	Approx. 1,800 sq ft (167.2 sq m).
Council Tax	Band F (Tewkesbury Borough Council).
EPC Rating	Rating C (70), valid until 11 September 2034. (Ref: 1334-2521-4400-0577-1202)
Services	Mains electricity, water, and gas central heating. Private drainage. Ultrafast broadband available.
Planning Disclosure	A planning application on adjacent land (ref: 25/00360/FUL , concerning two static caravans) has been approved . The site is fully screened from Brookview by a mature 30-ft evergreen hedge and is not visible from the house or grounds. Formal decision notice in legal pack.
Fixtures & Fittings	Certain appliances and designer lighting may be available by separate negotiation. A fixtures & fittings inventory is available on request.

PURCHASING PROCEDURE

Viewings Strictly by Appointment · Complete Legal Pack

Brookview is offered for sale with the legal pack fully prepared, allowing a prospective purchaser to instruct solicitors and proceed directly to exchange without procedural delay. Private viewings are conducted personally by Elliott Wakefield MCIM strictly by prior appointment.



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*Prestige property, cinematically marketed across Cheltenham
and the Cotswolds.*

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VIEWINGS STRICTLY BY PRIVATE APPOINTMENT

Watch the video walkthrough: youtube.com/watch?v=ZAz33PJDJ4

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