

HILLANDALE

CAMP ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL52 6PS



HILLANDALE

Standing in a near half acre plot close to the top of Battledown Hill, enjoying some of the most spectacular views across Cheltenham and the Seven Vale, 'Hillandale' is a substantial detached family home offering modern living within a beautiful and tranquil position on the Battledown Estate.

- Wide sweeping driveway with ample parking leading to an enclosed porch and reception hall
- Stunning open plan split level living space including a generous sitting room
- Dining area and wide orangery providing access into the fitted modern kitchen enjoying impressive views
- Bedroom five and adjoining cloak/shower room
- Home office with beautiful views
- Double garage with utility area
- Galleried landing with four generous bedrooms
- Two bath/shower rooms including an outstanding master suite with dressing room
- Easily maintained gardens which are surprisingly level and approach half an acre

DESCRIPTION

'Hillandale' originally dates from the early 1970's and the present owners have significantly and sympathetically upgraded the house during their tenure. The property is now offered with a wonderful modern feel, in particular the beautiful open plan living area/orangery designed to enjoy the stunning views over the garden and the valley beyond. On the first floor, the bedroom accommodation is generous and enjoys the distant views towards the Malvern Hills. The gardens are easily maintained, private and generous.





SITUATION

Located at the end of Camp Road, a small private no through road found near the top of Harp Hill within the Battledown Estate. In an extraordinarily quiet and peaceful position within a short walk to open countryside which affords some lovely walks and exciting riding country. At the foot of the hill lies a Sainsbury's supermarket, a few local shops and a popular public house with further local amenities at 'Sixways'. The centre of Cheltenham is just over 1 mile distant and benefits from an excellent array of bespoke shops, a number of popular restaurants and many internationally recognised schools.

GENERAL INFORMATION

Services:

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: G - £2,769.51 pa. (2017/2018).

VIEWINGS

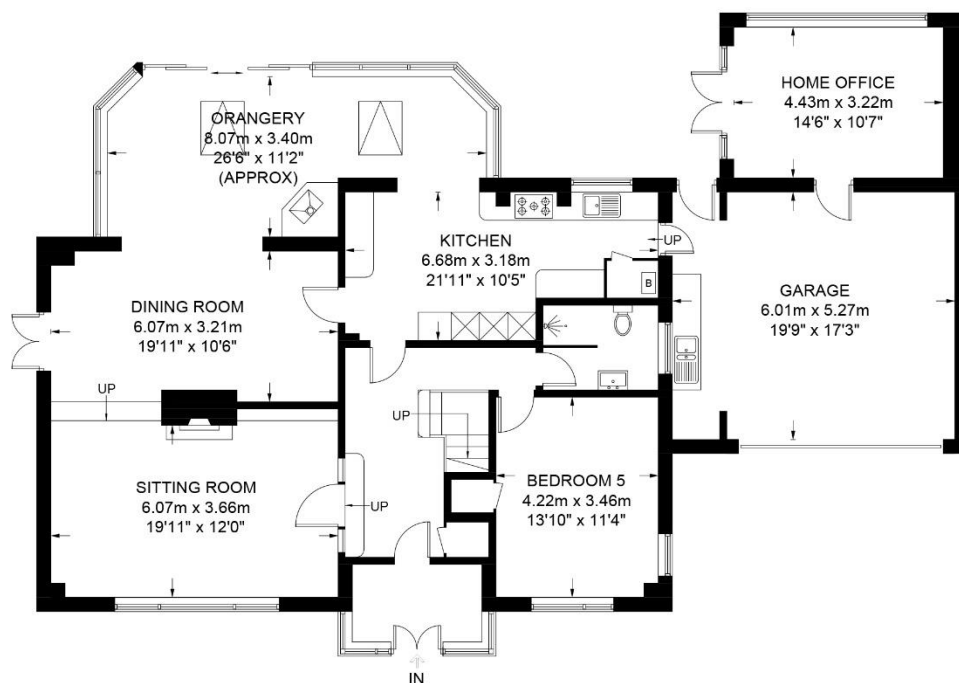
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



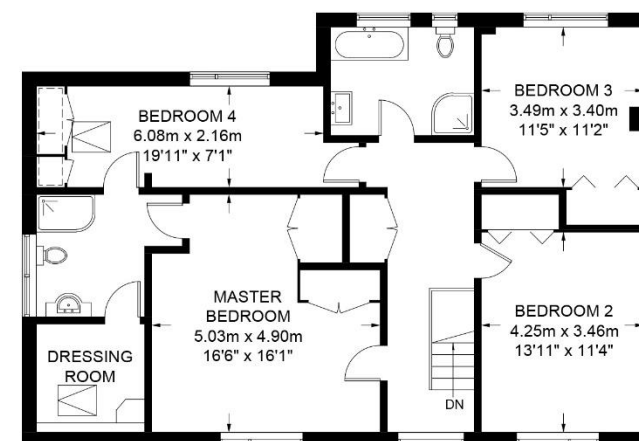
Approximate Gross Internal Area = 249.9 sq m / 2690 sq ft
(Excluding Garage / Including Home Office)
Garage = 31.9 sq m / 343 sq ft
Total = 281.8 sq m / 3033 sq ft



 = REDUCED HEADROOM BELOW 1.5M / 5'0"



**GROUND FLOOR = 1580 SQ FT / 146.8 SQ M
(EXCLUDING GARAGE / INCLUDING HOME OFFICE)**



FIRST FLOOR = 1110 SQ FT / 103.1 SQ M

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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