

EDGEHILL

STANLEY ROAD, BATTLEDOWN, CHELTENHAM, GL52 6PB



EDGEHILL

Standing in an elevated and generous position on the upper slopes of Battledown Hill, thus commanding unrivalled Westerly views across the Severn Vale, this is a substantial detached contemporary family home created by the present owner some 12 years ago to exacting standards.

- Reception hall with cloakroom and utility room which offers internal access into the double garage
- Bright and spacious open plan living area including delightful sitting room, stunning kitchen/breakfast room and dining room, all of which enjoy the dramatic and far reaching views
- Family room, games room and cinema room
- Principal bedroom suite with en-suite bathroom, dressing room and dual aspect including stairs into the garden
- Four further bedrooms and two bathrooms
- Double garage and gated driveway providing off road parking for a number of vehicles
- Stunning West facing gardens

DESCRIPTION

This fine contemporary family home with five generous double bedrooms was created some 12 years ago by the present owner to take advantage of the stunning views from all of the principle rooms. The accommodation which is arranged over two floors flows exceedingly well for family life with an outstanding open plan living space with glazed sliding doors onto the sun terrace and the vast space on the lower level includes a cinema room, games room and family area with access into the manicured and landscaped gardens.





SITUATION

Edgehill may be found at the end of a short private drive near the top of Stanley Road on the upper slopes of the Battledown Estate. Nearby facilities may be found at the foot of the hill and also at Sixways. The town centre is about 1½ miles distant affording an excellent array of bespoke shops, boutiques, restaurants and wine bars. The town centre also boasts an unrivalled range of internationally renowned schools, all of which are with a short drive. The A.40 is nearby providing access to Oxford and London.

GENERAL INFORMATION

Services:

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

Local Authority:

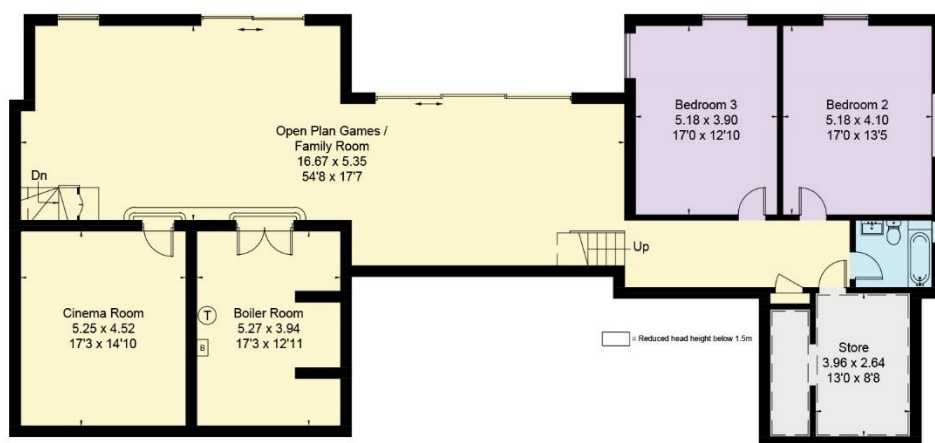
Cheltenham Borough Council: 01242 262626.

Council Tax Band: G - £2,922.12 pa. (2019/2020)

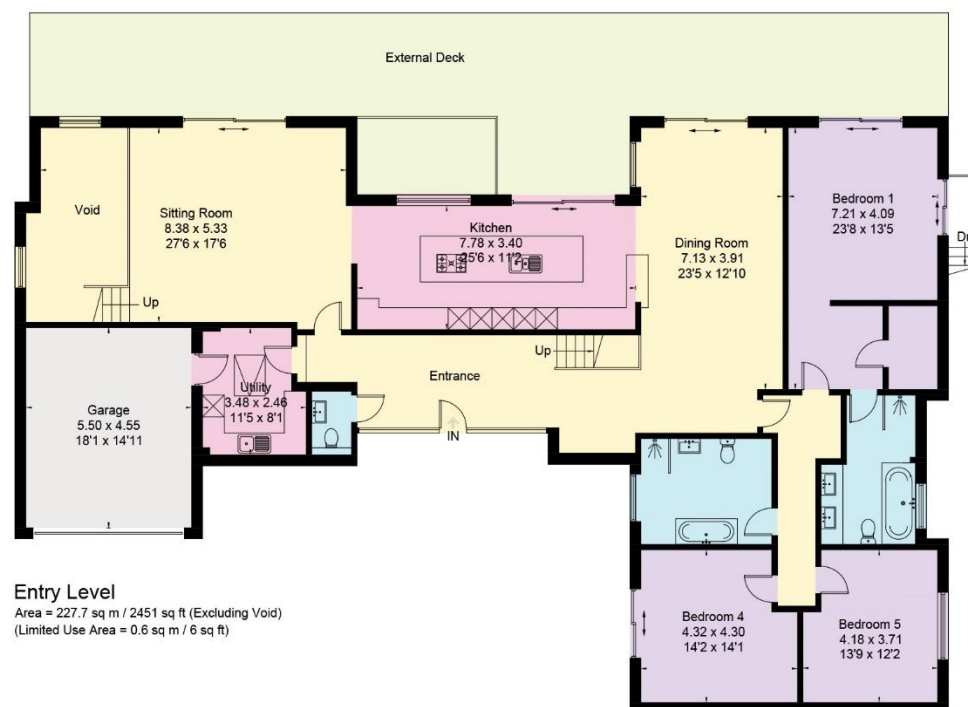
Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 436.6 sq m / 4699 sq ft
Garage = 25.1 sq m / 270 sq ft
Total = 461.7 sq m / 4969 sq ft (Excluding Void)
Including Limited Use Area (18.6 sq m / 200 sq ft)
For identification only. Not to scale.
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Garden Level
Area = 208.9 sq m / 2248 sq ft
(Limited Use Area = 18 sq m / 194 sq ft)



Entry Level
Area = 227.7 sq m / 2451 sq ft (Excluding Void)
(Limited Use Area = 0.6 sq m / 6 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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