

PARK HOUSE, 9 BATTLEDOWN DRIVE,
BATTLEDOWN, CHELTENHAM, GLOUCESTERSHIRE, GL52 6RX



PARK HOUSE, 9 BATTLEDOWN DRIVE

Standing in an elevated position on the middle slopes of Battledown Hill forming part of the historic and desirable Battledown Estate, this substantial detached property stands in a generous and beautiful landscaped garden, providing accommodation ideal for a growing family or multigenerational living.

- Generous and versatile accommodation laid out over three floors approaching 3,600sq.ft.
- Simply outstanding open-plan kitchen with sitting and dining areas and access to a wide sun balcony
- Three additional spacious reception rooms including a useful home office
- Spectacular principal bedroom suite with a dressing room and three further bedrooms including a guest suite and a family bathroom
- Lower ground floor self-contained annexe comprising of a sitting/bedroom with a kitchenette and en-suite shower room
- Ample off road parking and a double garaging which is presently utilised as a gymnasium/studio
- Beautiful gardens approaching half an acre initially laid to expansive terracing ideal for entertaining and sweeping lawns leading to a croquet lawn

This impressive family home originally dates from the 1970's but over the last 6 years the property has been extensively updated and is now presented in a fresh, modern and contemporary style. Park House is ideal for multi-generational living and is designed so the principal reception rooms are located at the rear of the property to take full advantage of the spectacular views.





SITUATION

Battledown Drive is a peaceful no through road located on the middle slopes of Battledown Hill forming part of the gated and private historic Battledown Estate. Within walking distance are excellent schools including Holy Apostles Primary School & St Edward's School. Battledown is located on the edge of beautiful countryside and is also within twenty minutes of the town centre which provides an extensive choice of amenities along with many internationally recognised schools. Transport links are favourable with the A40 to The Cotswolds, Oxford and London being within a five minute drive.

GENERAL INFORMATION

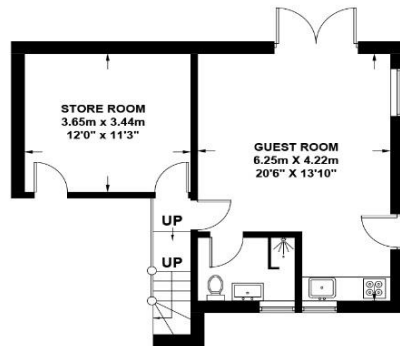
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: G - £3,068.58 pa. (2020/2021).

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



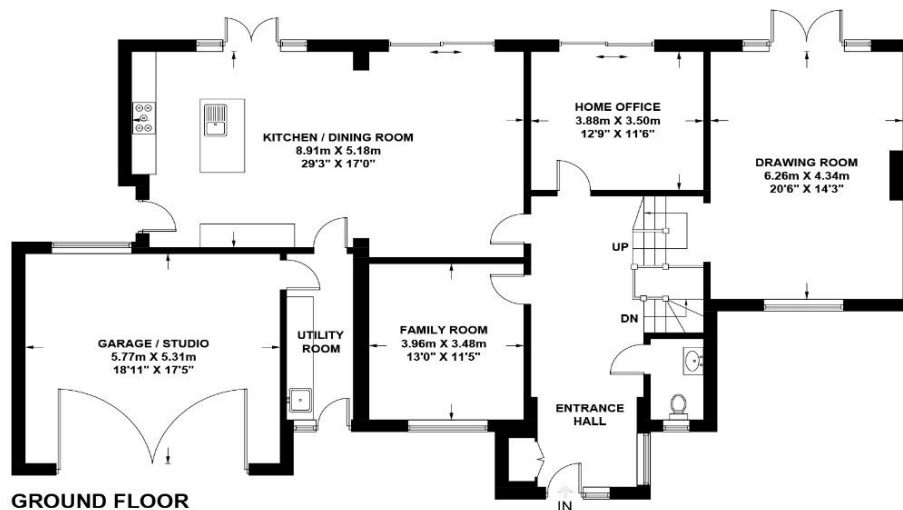
Approximate Gross Internal Area = 330.0 sq m / 3552 sq ft
 Garden Store = 6.0 sq m / 64 sq ft
 Total = 336.0 sq m / 3616 sq ft



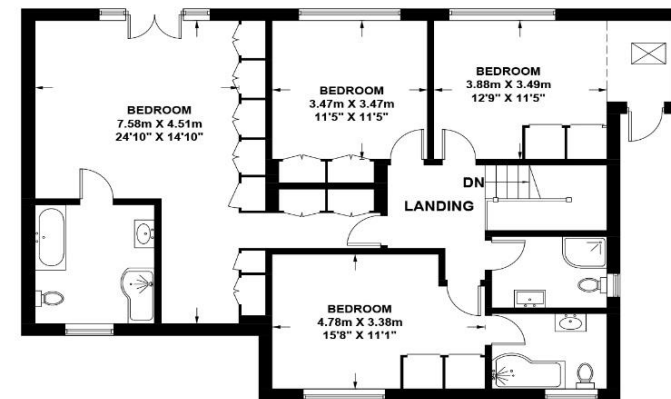
LOWER GROUND FLOOR
 481 SQ FT / 44.7 SQ M



(NOT SHOWN IN ACTUAL
 LOCATION / ORIENTATION)



GROUND FLOOR
 1838 SQ FT / 170.8 SQ M



FIRST FLOOR
 1232 SQ FT / 114.5 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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