

Battledown Court

OAKLEY ROAD, BATTLEDOWN, CHELTENHAM, GL52 6NZ



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ORIGINALLY BUILT IN 1894, BATTLEDOWN COURT HAS BEEN BEAUTIFULLY RESTORED TO OFFER OVER 6500 SQ FT OF LIVING ACCOMMODATION ON THE PRESTIGIOUS BATTLEDOWN ESTATE.

Ground Floor:

Reception hall • Sitting room • Kitchen • Dining room • Snug • Utility room • Boiler room • Cloakroom

First Floor:

Principal bedroom with dressing room and ensuite • Two further double bedrooms with dressing room and ensuite • Study

Second Floor:

Double bedroom with built in wardrobes and ensuite • Two further double bedrooms • Family bathroom

Lower Ground Floor:

Cinema room • Games room • Gym • Sauna • Shower room

Outside:

Landscaped gardens • Double garage • Garden room / storage



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Battledown Court is one of the most distinctive and grandest houses on the entire Battledown Estate and one of the first properties to be built for the gentry. This accomplished architectural home has been restored and extended with great integrity by a renowned local builder who is noted for his fine restorations as well as modern developments.

Today's home was conceived as a contemporary reflection of the original Victorian Court house that has been transformed through a marriage of glass, conversions and extensions all innovatively realised and executed by the developer. It provides over 6500 sq ft of internal accommodation with a current arrangement of six bedrooms, four of which have ensembles and five reception rooms.

The restoration allowed for a very specific brief with an emphasis on blending old with new in a sustainable, eco responsible way. The interiors are equally impressive showcasing state of the art features with lovingly retained period detail with great onus on practical, luxury living.

On entering there is an immediate sense of quality, light and grandeur. The entrance hall, with tiled flooring, is a feature in itself, with a fine cantilevered staircase which rises past a distinguished large stain glass window that each floor enjoys, and introduces the reception rooms on the ground floor. A snug has the bay window as a focal point overlooking the grounds to the front and also across this front aspect is a cloakroom, boiler room and utility.

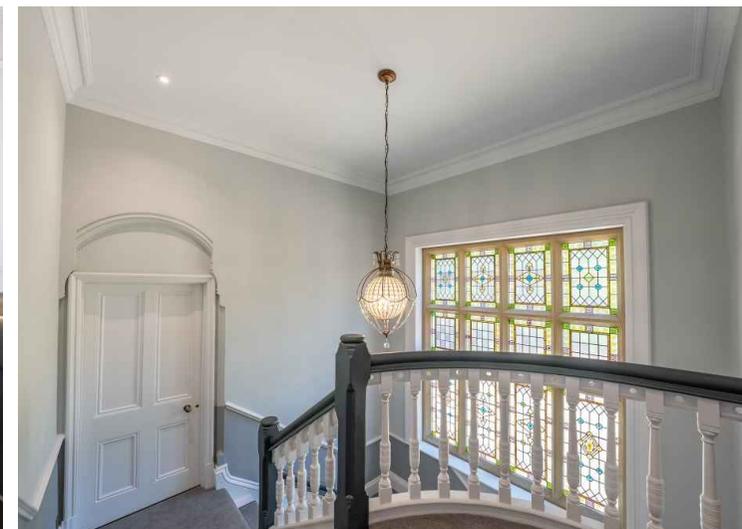
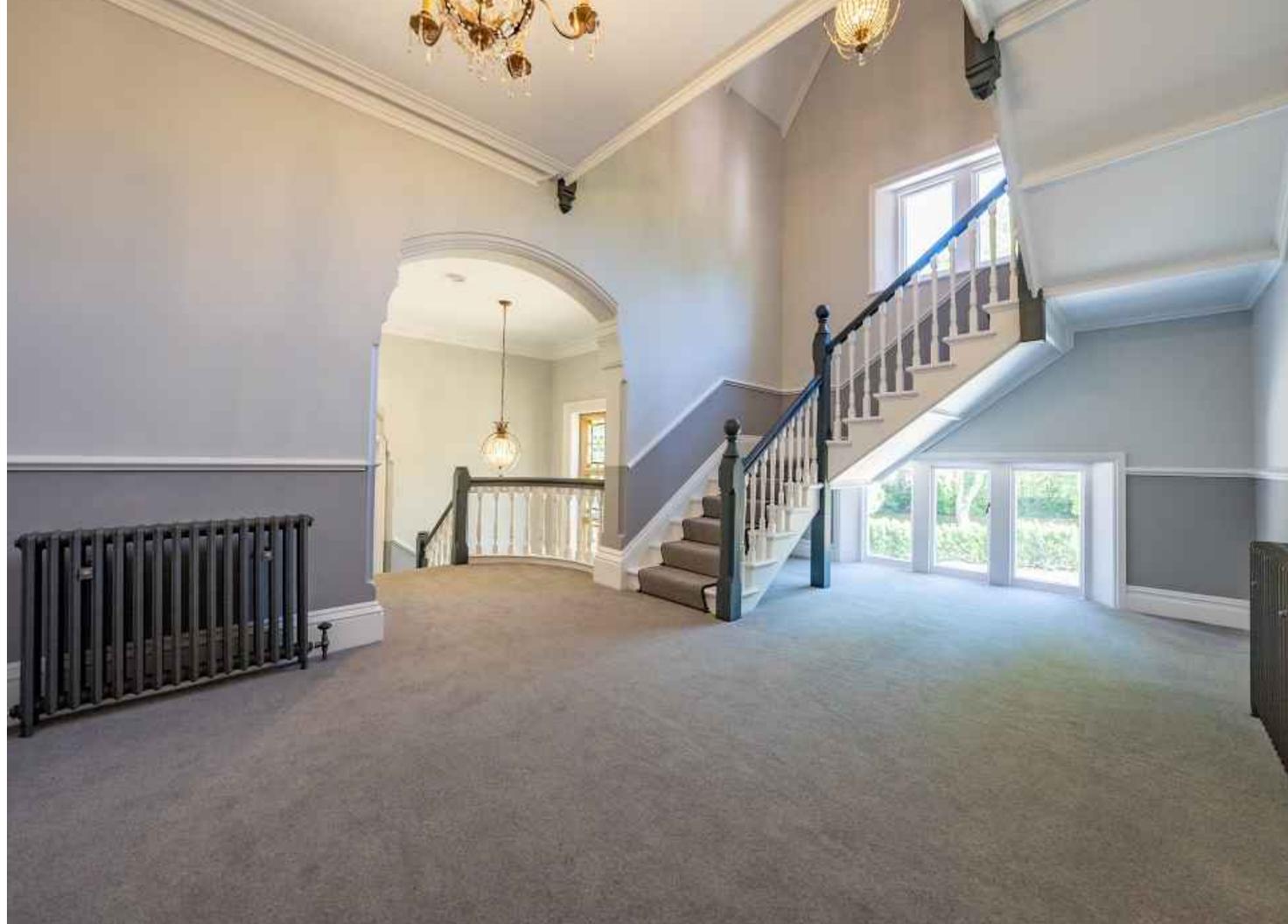
From here, two doors lead into the sitting room, a beautiful room with high ceilings, and feature fireplace.



Adjacent is the magnificent, kitchen, breakfast and dining room, this open plan reception area is particularly impressive, occupying both the original and new part of Battledown Court with a Jack and Jill fireplace that seamlessly connects the two eras. The kitchen itself is fitted with an outstanding range of bespoke units, this is a room that is as much for entertaining as it is for family life, with ample space for a dining table and seating around a breakfast bar and fitted bistro table all designed to overlook the manicured gardens through a feature bay window. There is a set of bi fold doors from the dining area, that open to the terrace and gardens.

A staircase leads down to the lower ground floor and to further receptions rooms that are more informal and playful in feel. Arranged to offer a room for every modern requirement, with a large home gymnasium, in addition to an extensive games room which has a beautifully fitted curved bar and bi fold doors leading directly out to the gardens. Adjacent is a cinema room with a fitted projector. A sauna and a shower room complete the luxury accommodation on this level. For note, underfloor heating runs throughout this entire floor.

Ascending over the two upper floors are the luxurious bedrooms. On the first floor are three double bedrooms, all of which have been elegantly designed to have en suites and dressing rooms. There is also a study on this floor. On the second floor there are three further bedrooms, one with an excellent range of fitted cabinetry and an en suite. Bedrooms five and six share a luxury bathroom.

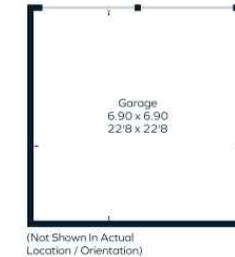
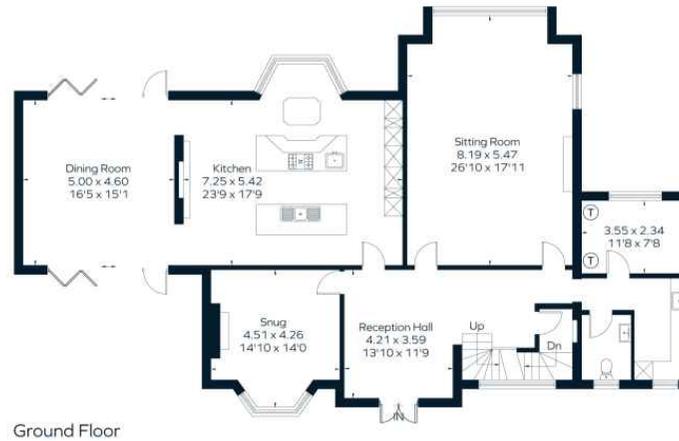


Outside: The approach is beautiful, along the prestigious tree lined Oakley Road, the lower of the three roads that form this gated and private estate. The house offers a wonderful plot, set behind a brick perimeter wall and accessed through gates, flanked with manicured hedging. The driveway sweeps to the front of the house in a courtyard style arrangement offering parking for a number of vehicle and access to the double garage. The grounds are set to the rear of the house, beautifully landscaped and manicured to create a green oasis for a house of this stature, they have been beautifully planned and planted.

Situation: Battledown is without doubt one of the most desirable and highly sought after pockets of Cheltenham. With idyllic walking and riding countryside set to one side of the estate and Cheltenham's stylish centre to the other, it offers the rare balance of town and country living that has become so highly sought after. Less than a hundred miles from London, Cheltenham nestles beautifully between the Cotswold Hills and the Wye Valley and is home to numerous prestigious



Approximate Floor Area = 611.5 sq m / 6582 sq ft
 Garage = 47.6 sq m / 512 sq ft (Excluding Open Garage)
 Garden Room = 21.2 sq m / 228 sq ft
 Area = 680.3 sq m / 7322 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71501

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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