



THE RIDGE

Ashley Road, Battledown, Cheltenham, Gloucestershire, GL52 6QE

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GLOUCESTERSHIRE, GL52 6QE

A beautifully refurbished detached family home of the highest quality nestled within an extensive plot of 0.6 acres on the prestigious Ashley Road on the exclusive Battledown Estate

- Spectacular views
- Seven bedrooms
- Four reception rooms
- Four bath/shower rooms
- Wellness room/ gymnasium
- Over 5,000 sq ft
- Double garage
- Extensive parking
- Idyllic garden
- Two thirds acre plot

DESCRIPTION

A stunning and beautifully refurbished detached residence at the heart of the prestigious Battledown estate, commanding wonderful views across Cheltenham towards the Malvern Hills, available with no onward chain. Occupying arguably the best plot on sought after Ashley Road, this immaculately finished family home is set back privately from the road with automated gates leading to a sweeping driveway with extensive parking and a linked double garage block.

At the bespoke Deuren entrance door you are welcomed into a light filled double height reception hall featuring an architecturally designed staircase illuminated by a Grau chandelier. The property's spectacular living and entertaining space and an abundance of natural light throughout are immediately evident as you enter the fabulous kitchen with its splendid socialising and dining area. Incorporating a magnificent, high specification Roundhouse kitchen with expansive central island and breakfast bar, and combining both lounge seating



and formal dining, this area opens directly through two sets of bifold doors on to an elevated sun terrace that viscerally brings the outside in. Spanning the full breadth of the ground floor, the sun terrace offers glorious views across the garden and to the Malvern Hills and provides generous outdoor seating and informal dining areas overlooking the large and secure rear garden.

The kitchen area flows into a large reception cum sitting room with two sets of bifold doors on to the sun terrace – and leads to each of the gymnasium and wellness room, utility room, garden cloakroom and plant room. Across the reception hall you will find a further reception/family room with integral cupboards, a home office/dining room with bifold doors to the sun terrace, and a guest cloak and shower room.

Six bedrooms are accessed from the impressive galleried landing in the main house, four of which including the principal bedroom enjoy wonderful views over the rear garden and Cheltenham skyline. The principal bedroom suite benefits from a luxurious wet room with twin basins, a cosy seating area and a large walk-in wardrobe. From the principal suite a separate linen store leads to a capacious storage room in the eaves. A lovely family bathroom features both a freestanding bath and a separate shower enclosure. Access to an extensive loft area is also from the galleried landing.

The linked double garage block, directly accessible from both the main house and externally, provides a spacious first floor living suite, currently arranged as a double bedroom with discrete sitting area and served by its own separate shower room. This spacious linked suite offers versatility for additional and separately accessed living space, staff accommodation or Airbnb hosting.

OUTSIDE

The property sits within an impressive two thirds of an acre plot and boasts an idyllic rear garden laid predominantly to lawn, bordered by mature planted beds and a sweep of delightful pleached trees, together with a sunken play area which could alternatively accommodate a generous summerhouse or garden office. A marvellous feature of the rear garden is the sun terrace which, spanning the full breadth of the house, is ideal for entertaining and provides the perfect vantage point to enjoy the best of the panoramic views across Cheltenham town and breathtaking sunsets over the beautiful Malvern Hills.





Both the rear garden and the extensive front garden and driveway are enclosed by established boundaries and gated entrances that ensure complete privacy and security.

ADDITIONAL INFORMATION

The property benefits from access to both ultrafast full fibre broadband and 5G connectivity and all mains services, including water, electricity, gas and drainage. Council Tax property valuation band G. EPC energy efficiency rating C, with potential for B.

SITUATION

Battledown is, without any doubt, one of the most desirable places to live in Cheltenham and Ashley Road is the finest of residential addresses. As such, it is not often properties come to the market on this favoured tree-lined road which has set the standards for aspirational living. The private and gated estate is beautifully maintained with high calibre houses set on tree-lined roads all fronted by manicured verges. Built for the gentry in circa 1859, the estate is characterised by its impressive homes set within spacious plots and enjoying some of the most enviable views in Cheltenham. Much of the charm of Battledown derives from its peaceful setting with easy access to some of the most beautiful riding and walking countryside. Yet its real appeal is the proximity to Cheltenham's stylish centre, and the property is within easy walking distance to Cheltenham's fashionable shops, Michelin starred restaurants, salons and bars – and just an hour's stroll to Cheltenham's iconic racecourse.

Less than a hundred miles from London, Cheltenham nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Balcarras, Cheltenham College, The Cheltenham Ladies' College, Dean Close, Pate's Grammar and St Edward's. Owing to this and the cultural lifestyle on offer, including playing host to several highly acclaimed festivals and horse racing and sporting events, this famous spa town is now regarded as one of the most desirable and sought after places to live and raise a family. Cheltenham enjoys excellent communication links to major centres including Bristol, Birmingham, Cardiff, London and Oxford by road via the M5, the A419 and M4, and the A40 – and by train from Cheltenham Spa station.



Approximate Area = 442.7 sq m / 4765 sq ft
 Garage = 30.9 sq m / 333 sq ft
 Total = 473.6 sq m / 5098 sq ft
 (Including Loft Space / Excluding Void / Eaves)
 Including Limited Use Area (58.8 sq m / 633 sq ft)
 For identification only. Not to scale.
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