



AMBERLEY

7 Beechwood Close, Battledown, Cheltenham, GL52 6QQ

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A beautifully reimagined contemporary home nestled on a quiet cul-de-sac in the sought after Battledown estate, offering excellent accommodation, beautiful grounds, ample parking, and a double garage in one of Cheltenham's best locations.

- Beautifully renovated and reimagined contemporary detached home
- Five Bedrooms, including versatile Guest Wing
- Open-plan Kitchen/Dining/Living space
- Formal Sitting Room
- Separate snug overlooking the garden
- Study, reading landing
- Large, versatile utility & boot room
- Ample parking and Double Garage
- Outbuilding for storage
- Beautiful Garden, Private Estate setting
- Edge-of-town location with excellent countryside walks

A DISTINCTIVE HOME WITH SPACE, LIGHT & VERSATILITY

Amberley is a re-developed and fully refurbished, high-specification 5-bed detached home located within a quiet enclave on the prestigious Battledown Estate. Design led, the property was reimagined and architecturally re-designed 10 years ago by award winning architects Coombs Everitt who have been responsible for many of the outstanding new Battledown homes of recent years.

The result is a contemporary home that is light-filled, spacious, and effortlessly practical, ideally suited to modern living. The design and layout allow for free-flowing rooms and whilst separate, they interlink to create versatile and seamless living and bedroom space including an annex. The use of glass enhances the overall feel of space whilst bathing each room in natural light and connecting inside to outside. Owing to the layout and the quality of the finish, with an eco-responsible approach, it would suit a broad audience of buyers.

GROUND FLOOR

A double height entrance hall introduces this wonderful family home, with a double sitting room arranged with a more formal sitting room to the front and across the rear, with bifold doors and a large ceiling lantern, a relaxed snug, with a wood burner, overlooking the garden. This connects to the partially open-plan kitchen, dining and family room.

The kitchen itself is a fully bespoke Italian design featuring Varenna Poliform cabinetry and a full range of Gaggenau appliances with full height floor to ceiling windows opening on to the south-facing patio and garden. The adjacent dining area comfortably seats up to 10 for gatherings of family and friends. There is underfloor heating throughout and a full array of solar panels on the roof with batteries in the loft area to maximise the harnessing of green energy throughout the year. A large utility room serves as a combination of boot-room and laundry and has at times also served as an excellent home gym.

A study and cloakroom complete the principal accommodation. The house also features a separate guest wing that is ideal for relatives or guests, with its own living room, bedroom and en-suite bathroom. This could be adapted to create a kitchen-diner to become self-contained.

FIRST FLOOR

On the first floor the principal suite features a double height ceiling with floor to ceiling windows and beautiful long-ranging views across the specimen trees and woodlands of



the estate. It furthermore benefits from a dressing room and en-suite bathroom. There are a further three bedrooms, a family bathroom and an impressive double height glazed landing library area with a separate mezzanine study area, leading off from one of the bedrooms over the entrance hall.

OUTSIDE

Outside there is an integrated double garage with automatic opening doors, further extensive off-road parking and mature gardens to front and rear that were professionally planted for seasonal interest over the past 5-10 years. Additional features include an outdoor kitchen area and extensive lawns and patios for dining and sitting, together with a modern greenhouse.

With an internal floor area of around 350m², the property benefits from exceptional privacy, additional security via the Battledown controlled access gates and a quiet, elevated position in a neighbourhood characterised by the premium homes in and around Ashley Road.

LOCATION

Battledown is without doubt one of the most desirable and highly sought after pockets of Cheltenham. A private and gated estate, it was built in circa 1859 for the gentry of the town and as such is an exclusive address characterised by impressive homes set within spacious plots that enjoy some of the most enviable views in Cheltenham. Amberley is positioned in Beechwood Close, a quiet cul-de-sac set off Ashley Road, a tree-lined avenue dotted with some of the best homes in 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.

The property is within walking distance to Cheltenham's fashionable shops, Michelin starred restaurants, salons and bars. 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 Cheltenham College, The Cheltenham Ladies' College, St. Edwards and Dean Close. Owing to this and the cultural lifestyle on offer, including playing host to several highly acclaimed festivals, it is now regarded as one of the UK's very best places to live and raise a family.

A HOME TO SUIT EVERY LIFESTYLE

A rare opportunity to acquire a unique, thoughtfully designed and beautifully finished home in a prime yet quiet central location. With its versatile layout, exceptional natural light, and close proximity to beautiful walks as well as the town centre, it would work for a range of different life stages and lifestyles.





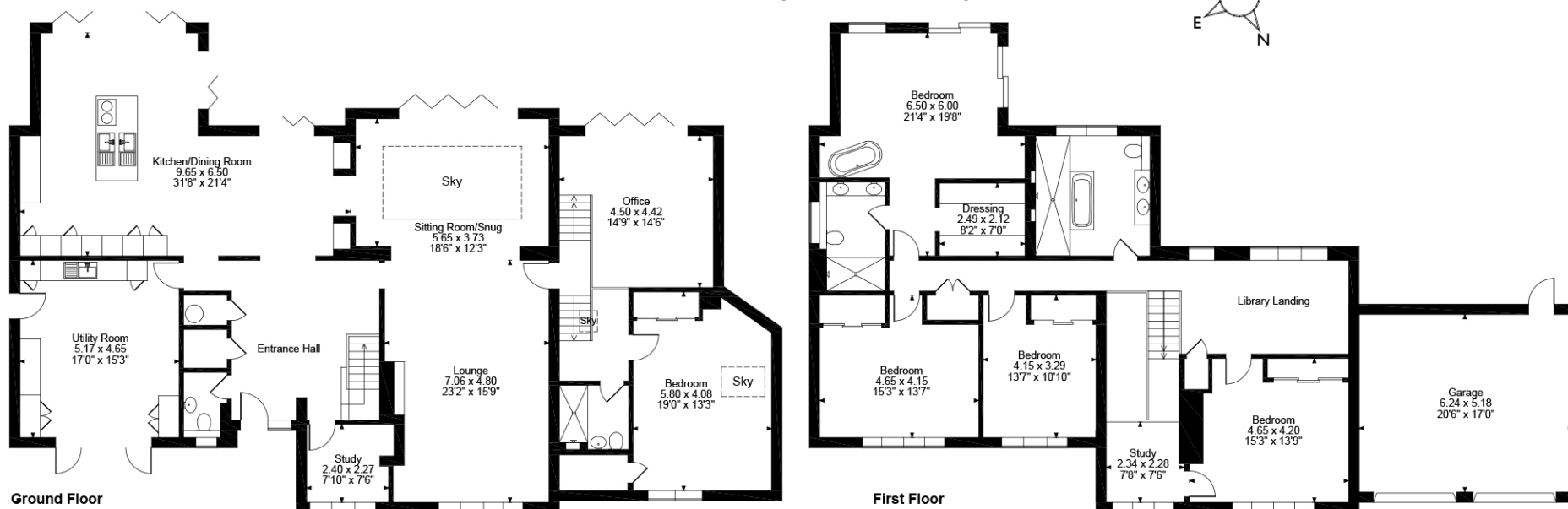
7, Beechwood Close, Cheltenham, Gloucestershire

Approximate Gross Internal Area

Main House = 365 Sq M/3928 Sq Ft

Garage = 32 Sq M/344 Sq Ft

Total = 397 Sq M/4272 Sq Ft



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 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		