

THE WATER GARDENS

BIRCHLEY ROAD • BATTLEDOWN • CHELTENHAM • GLOUCESTERSHIRE • GL52 6NY





THE WATER GARDENS

Standing on the middle to upper slopes of Battledown hill commanding what has to be some of the finest views across the town towards the Malvern Hills and Black Mountains is this highly individual detached property offering versatile living accommodation approaching 2900 sq.ft which would be ideal for a growing family.

Internally the property is beautifully light and airy and offers a spacious reception hall off which is a home office, formal dining or family room, triple aspect sitting room with lovely views of the garden and a superb 21' open plan 'L' shaped kitchen/breakfast room with an adjoining utility room with doors to both the drive and the double garaging. Additionally there is a cloakroom and a separate shower room. On the first floor off a spacious landing are five beautifully proportioned bedrooms and three bath/shower rooms including two bedroom suites. Four of the bedrooms are positioned at the rear of the property benefiting from unrivalled views and one also has a sun balcony. Externally the property is accessed via double electric gates leading to a large driveway providing secure off road parking for numerous vehicles in addition to a large double garage. The property sits in probably one of the largest remaining single plots on the Battledown estate, extending to 0.887 of an acre comprising of deep tiered terraces to enjoy the views also ideal for al fresco dining during the warmer months. The garden is surrounded by mature trees creating a high degree of privacy and the gently sloping lawns are interspersed with a wide variety of producing fruit trees including plum, apple and pear.

Central to the garden is an enclosed copse bounded by wrought iron railings stocked with an abundance of mature trees, bushes, fruit trees and a pond creating an unspoiled wildlife habitat, historically the property has benefitted from various ponds connected to each other by a stone channels. There is plenty of external storage on offer including two lockable rooms under the garage, ideal for a workshop and a detached lock up store formerly housing an infinity pool.

The property is also offered with no onward chain and in part does require some updating.





SITUATION

Battledown is located on the east side of Cheltenham and regarded as being one of the most sought-after locations in the town. A historic private estate dating from 1859, Battledown comprises of a small collection of individual detached homes set over 120 acres. The Water Gardens is located on Birchley Road in a prominent position affording unrivalled views over the town towards the Malvern Hills and Black Mountains. The town centre is a convenient twenty five minute walk away and locally there is an excellent choice of amenities and schools at Sixway's and in the Old Village. The location is also convenient for access to the A40 to the Cotswolds, Oxford & London.

GENERAL INFORMATION

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

Battledown Estate Charge for 2025: tbc

Cheltenham Borough Council: 01242 262626.
Council Tax Band: (H) – £4,387.52pa. (2024/2025).
EPC Rating: (D) valid until June 2026.

Viewings:

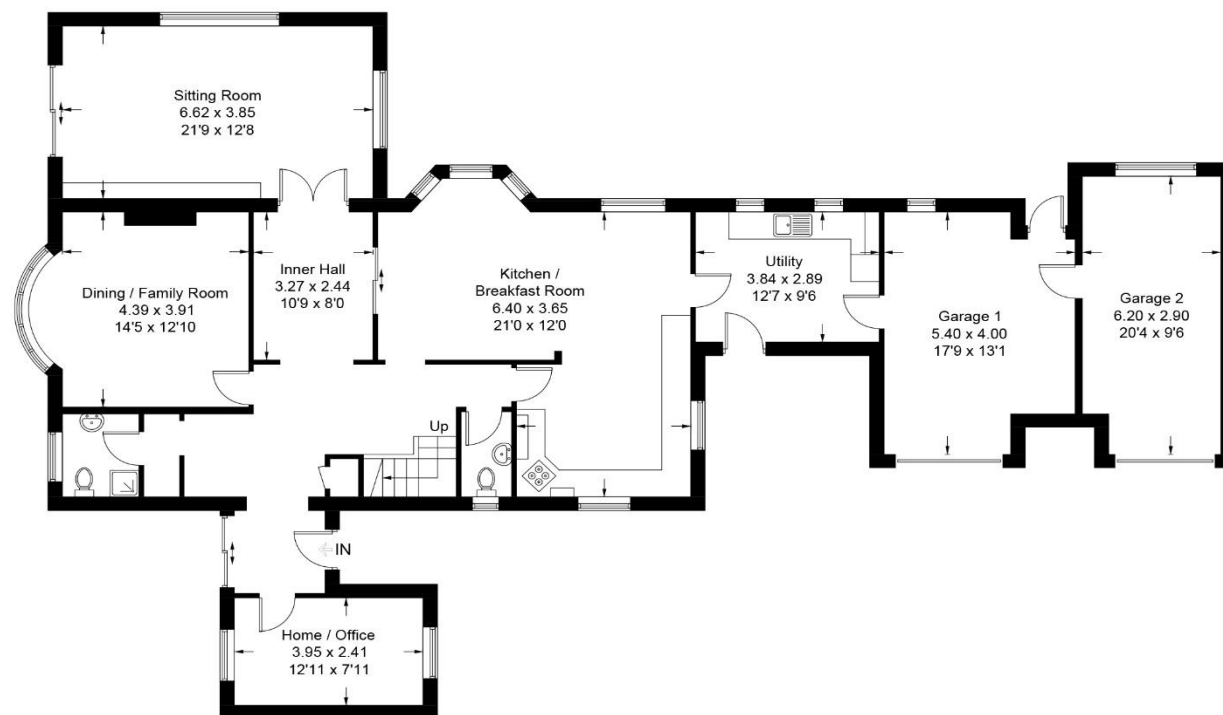
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



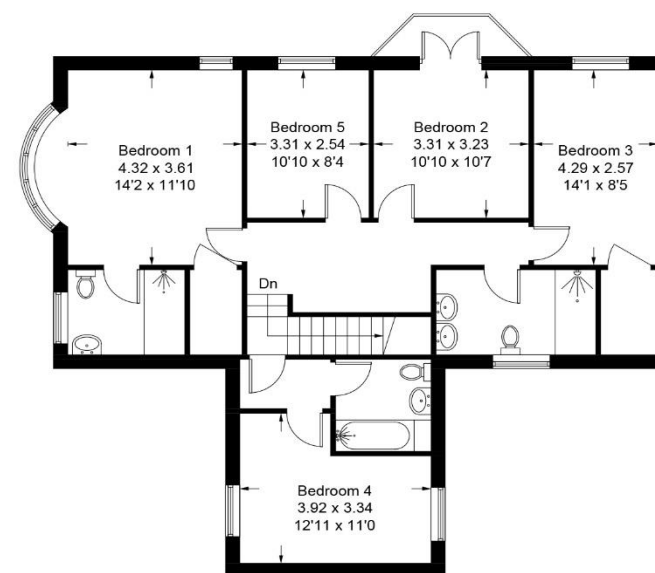




Approximate Gross Internal Area = 269.19 sq m / 2896 sq ft
(Including Garages)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1236506)