

DUNKELD, ASHLEY ROAD,
BATTLEDOWN, CHELTENHAM, GLOUCESTERSHIRE, GL52 6NU

 Charles Lear



DUNKELD, ASHLEY ROAD

Standing on one of the town's most desirable roads in a prime position within the Battledown Estate, Dunkeld offers accommodation in excess of 2500 sq.ft comprising of three reception rooms, four bedrooms and two bath/shower rooms, whilst externally there is generous parking, garaging, beautiful established grounds of 0.4 of an acre which includes a covered swimming pool .

DESCRIPTION

Originally dating from 1953, this substantial detached well-loved family home stands in private and predominantly level grounds of 0.4 of an acre. The property is approached by a sweeping gated drive providing secure off road parking for at least six vehicles with the addition of two garages.

Accessing the property there is a split-level reception hall with a cloak room off and a beautifully preserved parquet floor, whilst the principal entertaining space is of generous proportions with a rare stainless steel hexagonal fireplace and a wide picture window to fully enjoy the far reaching views. Further accommodation on the ground floor comprises of a formal dining room, a kitchen with a pantry and an adjoining useful utility/boiler room, a twin aspect breakfast room and a versatile snug/second sitting room or study. On the first floor are four double bedrooms, three with storage, and two bath/shower rooms including a most impressive principal bedroom suite, again with stunning southerly views.

The property stands in a predominantly level plot with the benefit of a secluded sunny patio at the rear adjacent to which is a covered swimming pool. The garden has been created during the present owner's tenure and comprises of areas of lawn, established specimen and fruit trees whilst some of the garden is compartmentalised and during the different seasons is filled with an abundance of colour.





SITUATION

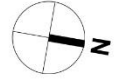
Standing on one of the towns finest roads, on the upper slopes of Battledown Hill, enjoying spectacular far reaching views, Dunkeld, sits near the centre of its own half acre plot of beautifully maintained mature gardens. Battledown is a private, barriered estate, one of only two preserved Victorian estates remaining in the country which comprises of a small number of detached homes located over 120 acres. Cheltenham town centre is only 1 mile distant with its varied range of High Street and bespoke stores, however a very good selection of amenities can be found located at Sixways.

GENERAL INFORMATION

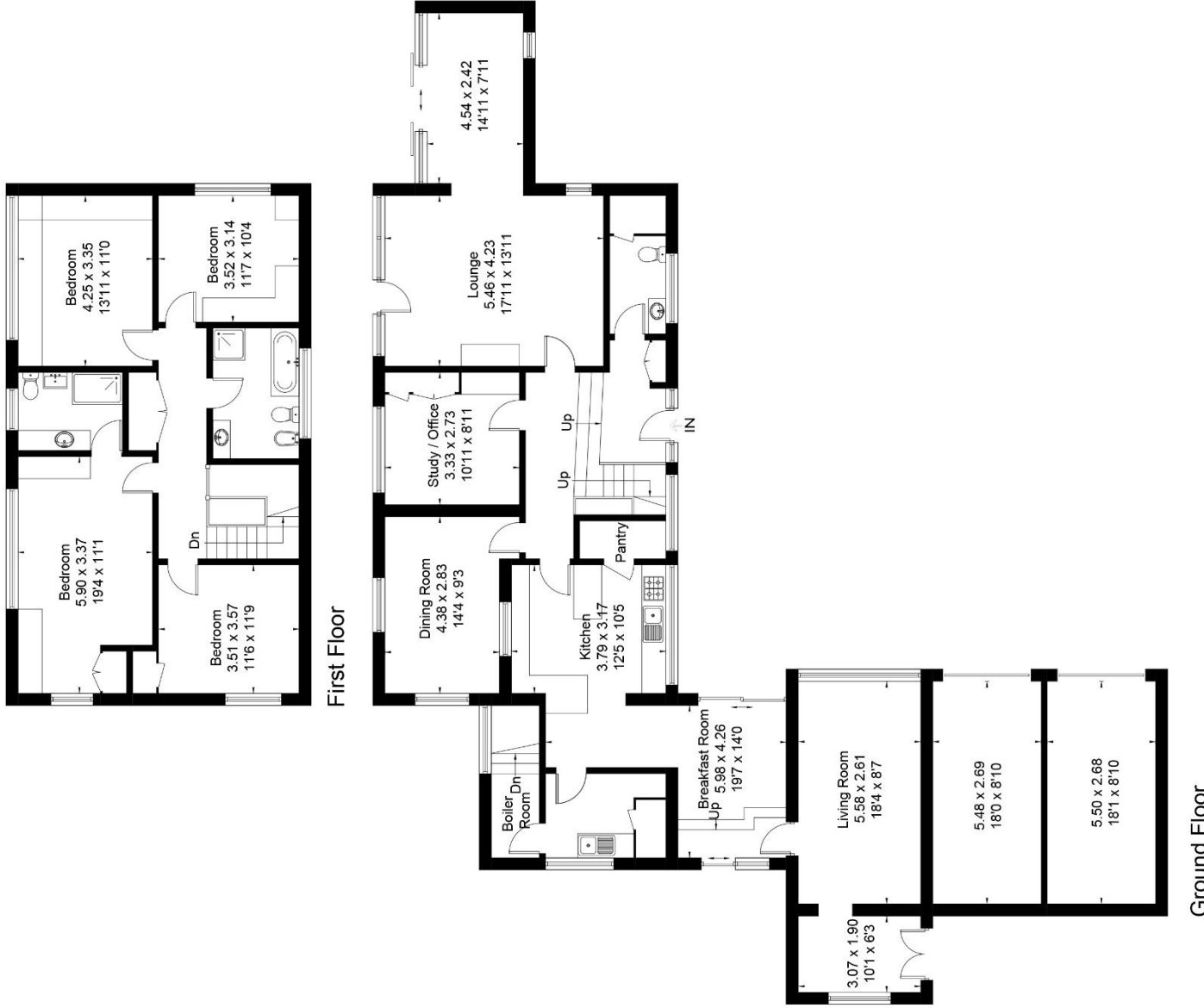
Services:
Mains water, electricity, gas and drainage are connected.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (G) - £3,487.01pa. (2023/2024).
EPC Rating: E.

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



Approximate Area = 239.3 sq m / 2576 sq ft
 Garage = 30 sq m / 323 sq ft
 Total = 269.3 sq m / 2899 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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