

LANCASTER HOUSE, 2 SOVEREIGN VIEW,  
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL52 6FD

 Charles Lear



## LANCASTER HOUSE, 2 SOVEREIGN VIEW

Forming part of an exclusive development of individual detached residences, this stunning property was architecturally designed and built in 2020 to exacting standards. Lancaster House measures 4,243sq.ft., offers five en-suite bedrooms, spacious living accommodation and two large roof terraces.

Approached via two sets of electric gates, Lancaster House occupies an enviable and elevated position within Sovereign View, an exclusive development of just five substantial residences on the edge of the Battledown Estate. The property has a gated driveway providing parking for four cars in addition to a large double garage with electric door. An imposing front door leads into a magnificent reception hall with vaulted ceiling and stairs to the first floor where the living accommodation may be found. The contemporary kitchen, which has a central island and large larder, has been equipped with Siemens appliances and a boiling water tap. The living accommodation has been thoughtfully considered to provide two seating areas and a formal dining space, all under a wonderful, vaulted ceiling and benefitting from the maximum of light through heavily glazed elevations. In addition, there is a separate sitting room opening onto easterly and westerly facing terraces, which wrap around the house providing space for a coffee in the morning and a gin and tonic in the evening. The ground floor hosts five bedrooms, all of which have en-suites with the principal and guest bedrooms enjoying dressing rooms. In addition, there is a separate home office, utility room and cloakroom. Lancaster House, which has underfloor heating throughout, sits in mature and private gardens lovingly created by the present owners and are of particular note at this fine home.





### SITUATION

Located on the upper slopes of Harp Hill on the edge of the Battledown Estate, Lancaster House benefits from beautiful views over Cheltenham and is located within 5 minutes' drive of the town centre, whilst local amenities may be found within a short walk on Hewlett Road where the popular Hewlett Arms public house may also be found. Sainsbury's supermarket is also within walking distance. Nearby, Aggs Hill offers wonderful walking and riding country as does Cleeve Hill which is within a short drive through Prestbury Village. There are also a number of highly regarded primary and secondary schools nearby.

### GENERAL INFORMATION

In addition to mains water, electricity, gas and drainage, the property also has Fibre broadband (to 8,000mbs).

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (H) - £4,184.42pa. (2023/2024).

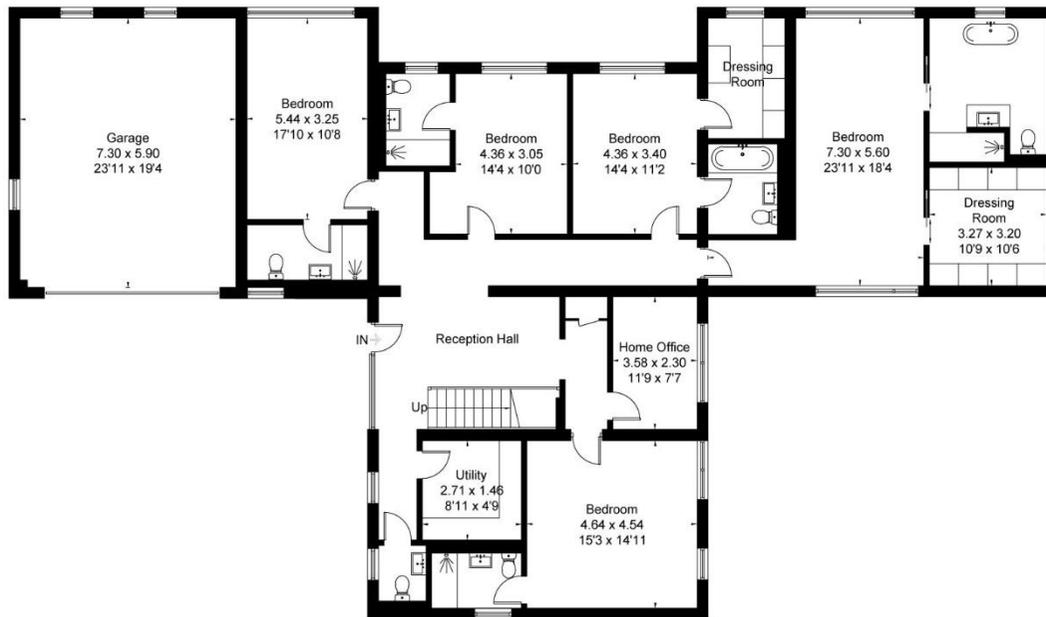
Sovereign View Management Charge: c.£150.00pa.

Battledown Estate Charge: £300.00pa.

Viewings are strictly by prior appointment through Charles Lear & Co. on 01242 222722.



Approximate Area = 394.2 sq m / 4243 sq ft



Ground Floor



First Floor

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