

GLASTON HOUSE,
BATTLEDOWN APPROACH, CHELTENHAM, GLOUCESTERSHIRE, GL52 6QZ

 Charles Lear



GLASTON HOUSE, BATTLEDOWN APPROACH

Offering deceptively spacious accommodation in excess of 1800sqft and set back from this popular tree lined road with the benefit of off road parking for two vehicles, is this highly individual Victorian semi-detached property set out over three floors. Internally the property offers a useful home office, two stunning reception rooms, four bedrooms & two bath/shower rooms whilst at the rear there is an enclosed family friendly garden, with a terrace and balcony.

- Sought after location within walking distance of local schools and within a 15 minute walk of the High Street
- Unique Victorian property with deceptively spacious accommodation laid out over three floors
- Hallway with a cloakroom, useful home office and two reception rooms including a sitting room with doors to the garden and separate 15' drawing room with a double sided wood burning stove, serving these two rooms.
- Light and airy lower ground floor 15' kitchen/breakfast room with tiled flooring and underfloor heating, a peninsula unit and doors to the garden
- Four first floor bedrooms, two spacious doubles and two singles and two bath/shower rooms which includes the principal bedroom en-suite
- Driveway providing off street parking for two vehicles
- Enclosed rear garden with access from two levels with a balcony, terrace for patio furniture and a useful store
- High ceilings and period features

This highly individual property can be found located on a prime road within walking distance of excellent schools and amenities on the High Street. On the doorstep, there are beautiful walks over the revered Battledown estate, Ham village and Cleeve Hill. The property benefits from deceptively spacious accommodation laid out over three floors, including three reception rooms, a spacious lower floor kitchen/breakfast room with doors to the garden, four bedrooms and two/bath shower rooms including the principal en-suite bedroom, whilst externally there is a low maintenance garden, predominantly and off road parking for two vehicles.





SITUATION

Glaston House stands at the foot of Battledown Approach, a beautiful, leafy tree lined road which leads to the highly regarded Battledown Estate. Within 200 yards of the property there is Holy Apostles primary school and within a ten minute walk Berkhamsptead School, both are highly respected in the area. Other landmarks include the Sandford Park Lido, Sandford Park and the High Street, all of which are within a 15 minute walk, whilst the property is also favourably placed for access to the main transport links including the A40 to Oxford and London, A417 to Gloucester, A435 to Cirencester and the M5 motorway at Junctions.11 & 11a.

GENERAL INFORMATION

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

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: D - £2,193.76 p.a. (2024/2025).
EPC Rating: D

VIEWINGS

Strictly by prior appointment through Charles Lear & Co., Cheltenham on 01242 222722.



Approximate Floor Area = 165.6 sq m / 1782 sq ft
 Store = 6.9 sq m / 74 sq ft
 Total = 172.5 sq m / 1856 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71714