

THE COACH HOUSE,
STANLEY ROAD, BATTLEDOWN, CHELTENHAM, GL52 6PB

 Charles Lear



THE COACH HOUSE, STANLEY RD

A wonderful opportunity to acquire one of the oldest coach houses situated on the prized Battledown Estate. The property stands in a peaceful position benefitting from unspoiled views over the town and during the present owners tenure the property has been the subject of significant enlargement and enhancement and includes a two bedroom self-contained annexe.

- Peaceful and tucked away location on a highly regarded road close to the summit of Battledown Hill
- Beautifully proportioned and versatile accommodation approaching 4500 sq.ft which includes five bedrooms in the main dwelling and an additional useful two bed self-contained annexe
- Impressive light and airy double reception/dining hall with an attractive open stone fireplace
- Five spacious reception rooms including a superb open plan family kitchen/breakfast room with a large central island, AGA cooker and an adjoining laundry room with a door to the garden and an adjoining Orangery which in turn leads to the sitting/cinema room
- Four generous bedrooms and four bath/shower rooms which includes a fantastic principal suite
- Two bedroom self-contained annexe with a garage below
- Gated parking for 5/6 vehicles in addition to the garaging
- Beautifully laid out grounds amounting to ½ acre

Dating from 1864 this highly individual property is approached by a private drive serving just one other dwelling therefore affording the Coach House a high degree of privacy. Internally the property is extremely well presented with many of the rooms benefitting from unrivalled views over the town and Cleeve hill, with the living accommodation approaching 4500sqft the property offers a prospective purchaser flexibility and versatility. The Coach House further benefits from a two bedroom annexe, ideal for extended family or letting purposes, with a garage/studio under.





SITUATION

The Coach House occupies a peaceful position on the upper slopes of Battledown Hill. The estate dates from the Victorian era and is one of only two preserved Victorian estates left in the country. Located to the east of the town, the development is favourably placed for access to the A40 leading to the Cotswolds, Oxford and London yet the town centre is only an approximate eight minute drive and a leisurely walk to the Promenade will take approximately twenty five minutes. Locally there are excellent schools including Holy Apostles, St Edward's and the Balcarras Academy, wonderful walks and open countryside and a good selection of day to day amenities at Sixway's.

GENERAL INFORMATION

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (G) - £3,656.27 pa. (2024/2025).

EPC Rating: D

Battledown Estate Charge 2024: Awaited

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



Approximate Gross Internal Area 4474 sq ft – 416 sq m
 Ground Floor Area 2468 sq ft – 229 sq m
 First Floor Area 1353 sq ft – 126 sq m
 Annexe Area 653 sq ft – 61 sq m

