



CHERRY COURT

ASHLEY ROAD • BATTLEDOWN • CHELTENHAM • GLOUCESTERSHIRE • GL52 6PJ



Cherry Court is arguably one of Cheltenham's finest contemporary homes.

Designed by David Johnson of Glazzard Architects and constructed by the reputable Weatherark in 2014, Cherry Court sits in manicured gardens and grounds, measuring approximately 0.721 acres. The plot is laid out as parkland with lawn, mature trees and a small collection of apple trees some being from the original manor's orchard. The gardens are resplendent with autumn colour and spring blossom to provide delight in both seasons. It enjoys a woodland footpath with wild garlic in abundance, complimented by English bluebell and foxglove. A small lily pond is home to a variety of wildlife.

Cherry Court has a calming presence, largely borne from its deliberately limited palette of limestone and ashlar stone, zinc and oak.

The design makes the most of natural light which permeates the home. The intelligent design features a cantilevered balcony providing summer shading with a long terrace to enjoy the best of the south facing aspect. The house is ventilated utilising natural cross flow ventilation along with a whole house mechanical ventilation system providing high levels of internal comfort and air quality. It incorporates sustainable urban drainage with green roof technology at both levels. The sedum at low level is particularly joyful when ascending the oak cantilevered stairs providing access to the galleried landing. There are four en-suite bedrooms, all enjoying views across the grounds, with the two principal bedrooms enjoying walk in dressing areas. All bathrooms have limestone walls and flooring to carry through the calming integrity from the main body of the home.

The ground floor has a generous open plan kitchen, dining, living space along with a cosier snug with log fire. A second reception room, which is currently used as a craft room, could be used as a fifth bedroom or gym.





The rear utilitarian part of the dwelling has a generous double garage with storage and electrical vehicle charging. There is a small office, downstairs shower room and toilet along with plant room and secondary staff kitchen and laundry which is useful for caterers when entertaining.

The property is provided with a variety of lighting options with small gentle up and down spotlights to the walls both internally and externally along with feature lighting to trees. There is a media system and fully wired security alarm. The front of the property is deliberately open-plan and landscaped to maintain the Sylvanian principles of the estate's founders. A Cotswold stone driveway gives ample parking for residents and visitors

alike. The front entrance is flat and level, and provision has been made internally for a lift to be installed to the first floor if desired by future owners of the property.

SITUATION

Battledown is one of Cheltenham's most sought-after locations and remains the town's only private estate which dates from 1859. Cherry Court is in an idyllic position, on the southern side of Battledown Hill, towards the end of a lane servicing just five houses off Ashley Road, widely considered to be the most desirable on the estate. The town centre is within walking distance, as are the amenities at Sixways. Balcarras School is also in walking distance. Access to the A40 may be gained at the junction with Greenway Lane at the foot of the hill.

GENERAL INFORMATION

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

Battledown Estate Charge: £385.00pa.

Cheltenham Borough Council: 01242 262626
Council Tax Band: (H) - £4,387.52pa. (2024/2025).

Viewings:

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



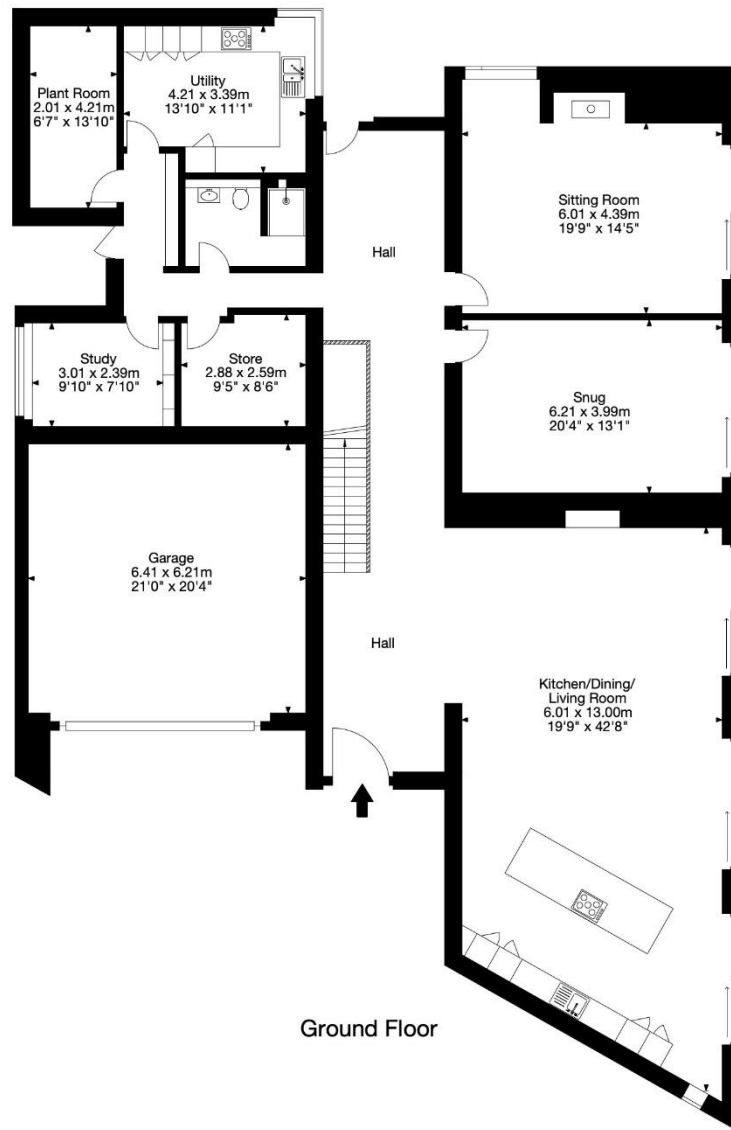
Cherry Court, Ashley Road, Charlton Kings, Cheltenham GL52 6PJ

Gross Internal Area (Approx.)

Main House = 435 sq m / 4,682 sq ft

Garage = 40 sq m / 430 sq ft

Total Area = 475 sq m / 5,112 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

