

OUTWOODS,
ASHLEY ROAD, BATTLEDOWN, CHELTENHAM, GLOUCESTERSHIRE, GL52 6QJ



OUTWOODS, ASHLEY ROAD

A fantastic opportunity to acquire one of the last remaining bungalows on the Battledown Estate. The property stands in private mature grounds approaching half an acre with the benefit of off road parking, garaging and beautiful south westerly views. Internally the accommodation includes a superb 26' kitchen with AGA, snug with a wood burner, three generous bedrooms & bathrooms.

- Lovely position on a wide and peaceful tree lined road on the upper slopes of Battledown Hill
- Beautifully presented, characterful property providing versatile accommodation in excess of 2100 sq ft
- Useful outer porch leading to a welcoming reception hall with wooden floors, cloaks cupboard, and both a utility room and separate shower room off
- Wonderful triple aspect kitchen/dining room with a gas AGA cooker, central island and superb views towards the Black Mountains and Malvern Hills
- 15' dual aspect snug/family room with a wood burner
- Sitting room with bi-fold doors to a rear south facing terrace, 15' principal bedroom suite with doors to the gardens, fitted furniture and an en-suite shower room, two further double bedrooms and a family bathroom
- Single garage with an electric roller door and a carriage drive providing off road parking for 3/4 vehicles
- Private established grounds with sweeping lawns, seating areas, sun terrace, vegetable garden and greenhouse
- LINN/SONOS home sound system and solar panning

Situated on one of the town's most sought after roads, this unique detached bungalow offers versatile and generous accommodation including a superb kitchen/breakfast room with an AGA, utility room with a door to the garden, snug/family room with a wood burning stove and a separate 22' sitting room with bi-fold doors to the south westerly facing garden. Further accommodation includes an impressive principal bedroom suite, two further double bedrooms and two bath/shower rooms.





SITUATION

Outwoods stands in a peaceful position on the corner of both Ashley and Stanley Roads on the upper slopes of Battledown Hill. The Battledown Estate dates from the Victorian era and is 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 approximately an eight minute drive and a leisurely walk to the town centre will take approximately twenty five minutes. Locally there are excellent primary schools including Holy Apostles, Berkhamstead & Ashley Manor and the property also falls within the Balcarras catchment area.

GENERAL INFORMATION

Services: Mains water, electricity, gas, drainage and fibre are connected to the property, the property also benefits from solar roof panels which are owned by the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

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

EPC Rating: A

Battledown Estate Charge 2023/24: £420.00 p.a.

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

Approximate Gross Internal Area 2126 sq ft - 198 sq m

