

# THE OAKS

HARP HILL, CHELTENHAM, GLOUCESTERSHIRE, GL52 6PR





## THE OAKS, HARP HILL

An extraordinary detached residence with stunning views towards Cleeve Hill. The Oaks has undergone a thorough refurbishment since being constructed some 20 years ago and is offered in exceptional condition throughout, with the benefit of electric gates and garaging for five cars.

Set back from the road and offering complete privacy, The Oaks is a unique residence standing in mature gardens and grounds measuring 0.51 acres. Imposing electric gates lead onto a generous driveway providing plentiful parking and garaging for five vehicles. A short flight of steps lead up to a contemporary front door and into the reception hall which opens into a stunning sitting room with orangery overlooking the garden. The living accommodation also includes a wonderful open plan kitchen/breakfast/family room with a picture window to make the most of the stunning views towards Cleeve Hill. The kitchen has been designed by L'una Design, Cheltenham incorporating a breakfast bar, and including a full range of Gaggenau appliances. The kitchen also has bi-folding doors opening out onto a raised terrace with steps into the garden. The ground floor also plays host to a utility room, cloakroom, cloak cupboard and two individual bedroom suites with contemporary shower rooms. The first floor is occupied by an exemplary principal suite with dressing room and double doors into a contemporary bathroom with separate shower enclosure. Also on the first floor is a guest suite with contemporary bathroom whilst the lower ground floor provides a fifth bedroom, boot room and personal door into the garage. The Oaks sits centrally within the mature gardens and grounds which have been very well looked after.







### SITUATION

Located on the middle slopes of Harp Hill on the edge of the Battledown Estate, The Oaks benefits from beautiful views over Cheltenham and is located within 10 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

Mains water, electricity, gas and drainage are connected.

Cheltenham Borough Council: 01242 262626.

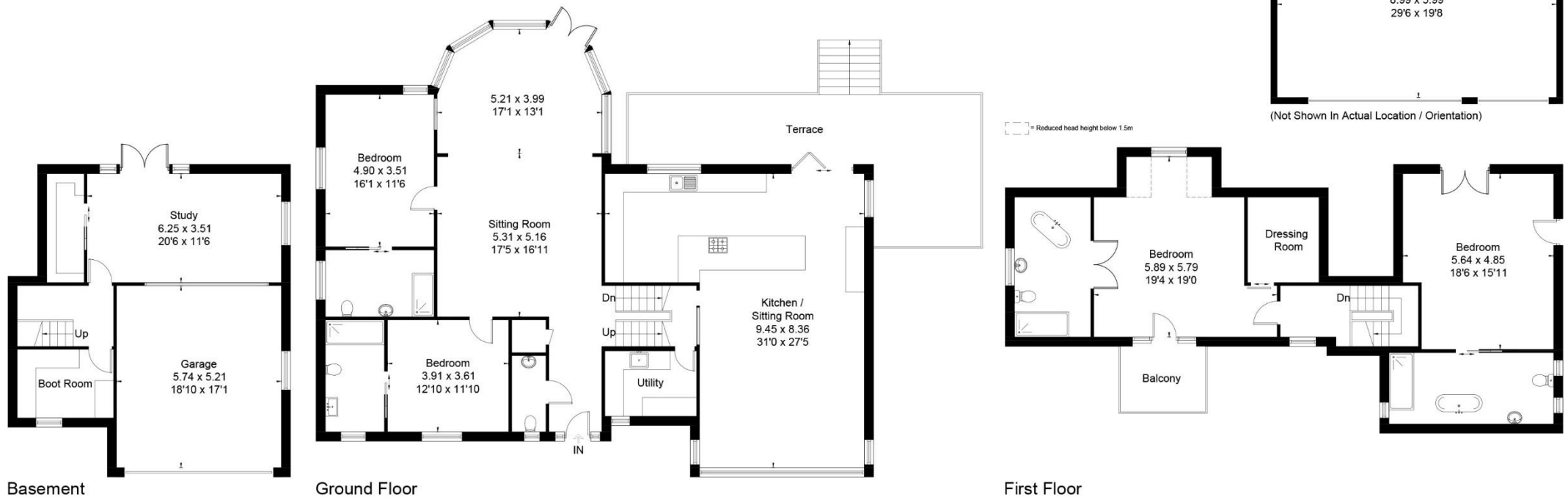
Council Tax Band: (H) - £4,387.52pa. (2024/2025).

The Oaks Sits within the boundary for The Battledown Estate, the annual charge for which amounts to £354.20pa.

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



Approximate Floor Area = 387 sq m / 4166 sq ft  
 Garage = 54 sq m / 581 sq ft  
 Total = 441 sq m / 4747 sq ft



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