

FIRSBRAKE

STANLEY ROAD • BATTLEDOWN • CHELTENHAM • GLOUCESTERSHIRE • GL52 6QD





DESCRIPTION

A handsome Victorian villa dating from 1879 and understood to be one of the oldest properties on the prestigious Battledown Estate.

Occupying one of the finest positions on the estate, this much-loved family home has been the subject of significant and tasteful modernisation, carefully restoring, enhancing and complimenting the original character.

Externally, the property stands in mature private grounds of 0.62 acres with the benefit of a sweeping lawn, large terraces to enjoy the sunshine, a carriage driveway providing a generous amount of parking and both double and single garages.

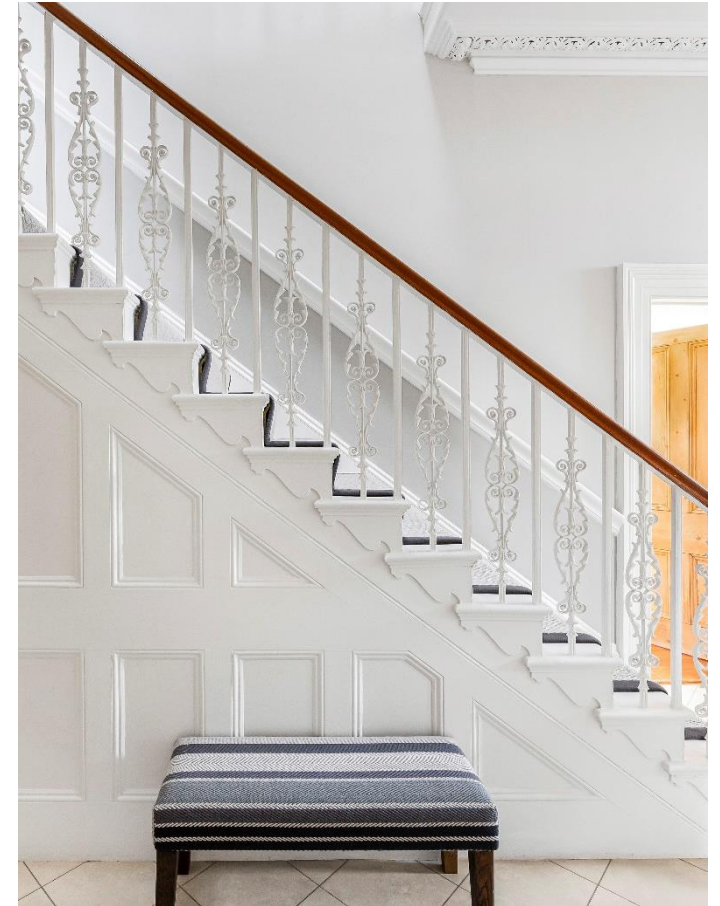
Internally, the property is exquisitely presented, beautifully light and well-proportioned, with accommodation measuring in excess of 5,000sq.ft. over three floors including useful lower floor cellarage.

On the raised ground floor, the layout is very typical of the era with a wide hall retaining the original cantilever staircase and plasterwork ceilings, off which is a cloakroom and a rear hall leading to the rear garden and second kitchen/utility room.

The main accommodation comprises of a superb kitchen/breakfast room with a central island, AGA and fitted window seat to enjoy the views, an adjoining dining room with doors to a generous south facing terrace, a versatile family room/second sitting room with a fireplace, a stunning drawing room with a wood burning stove, also benefitting from unspoiled views, and a useful home office.

On the first floor are five sizeable bedrooms and three bath/shower rooms including a guest suite. The property also benefits from a large loft ideal for conversion.





SITUATION

Battledown is located on the east side of Cheltenham and regarded as being one of the most sought-after locations in the town. An historic private estate dating from 1859, Battledown comprises of a small number of individual detached homes set over 120 acres with Firsbrake being one of the oldest occupying a prominent elevated position commanding unrivalled views across Cheltenham towards the Malvern's and Black Mountains. The town centre is a convenient twenty five minute walk away and locally there is an excellent choices of amenities and schools in the Old Village and at Sixway's. The property is also well located for access to the A40 to the Cotswolds, Oxford & London.

GENERAL INFORMATION

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

Battledown Estate Charge for 2025: tbc

Cheltenham Borough Council: 01242 262626.

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

EPC Rating: (D) valid until July 2033.

Viewings:

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





Approximate Gross Internal Area 5163 sq ft - 480 sq m

Cellar Area 814 sq ft – 76 sq m

Ground Floor Area 2060 sq ft – 191 sq m

First Floor Area 1783 sq ft – 166 sq m

Garage Area 506 sq ft – 47 sq m

