



## BATTLEDOWN COURT

OAKLEY ROAD • BATTLEDOWN • CHELTENHAM • GLOUCESTERSHIRE • GL52 6NZ









Dating from 1894, Battledown Court is one of the oldest and arguably one of the most impressive houses on The Battledown Estate. Internally, the accommodation measures more than 6,500sq.ft., plus garaging, the extraordinary house has been thoroughly refurbished throughout.

#### **SCHEDULE OF ACCOMMODATION**

##### **GROUND FLOOR:**

Reception Hall | Kitchen/Breakfast/Dining Room | Drawing Room | Sitting Room | Cloakroom | Utility Room | Boiler Room

##### **FIRST FLOOR:**

Three Bedroom Suites with Dressing Rooms | Home Office

##### **SECOND FLOOR:**

Large Bedroom Suite | Two Further Double Bedrooms | Family Bathroom

##### **LOWER GROUND FLOOR**

Gymnasium | Sauna | Shower Room | Home Cinema | Games Room & Bar

##### **OUTSIDE**

Garden Room/Store | Double Garage | Sweeping Gravel Driveway | Landscaped Gardens & Grounds







## DESCRIPTION

Battledown Court is an imposing detached house offering a high degree of privacy and versatility in mature gardens and grounds. Approached via a gated sweeping drive, the accommodation is vast. Offering in excess of 6,500sq.ft. of accommodation over four floors including leisure facilities such as a gym, sauna, cinema room and games room. The generous living space on the raised ground floor opening onto a raised terrace, which includes a luxury kitchen with dining room, sitting room and drawing room, is complimented beautifully by an excellent selection of bedrooms and bathrooms over the upper two floors. Additionally, there is a home office, laundry and plentiful storage including a detached double garage and a large garden room.

## SITUATION

Battledown is one of Cheltenham's most sought-after locations and remains the town's only private estate which dates from 1859. Battledown Court is in an idyllic position, set back from the road with mature boundaries and a gated sweeping driveway. The town centre is within walking distance, as are the amenities at Sixways whilst Balcarras School is also within walking distance. Access to the A40 may be gained at the junction with Greenway Lane at the foot of the hill.

## VIEWINGS

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

## 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) – £3,830.10pa. (2025/2026).

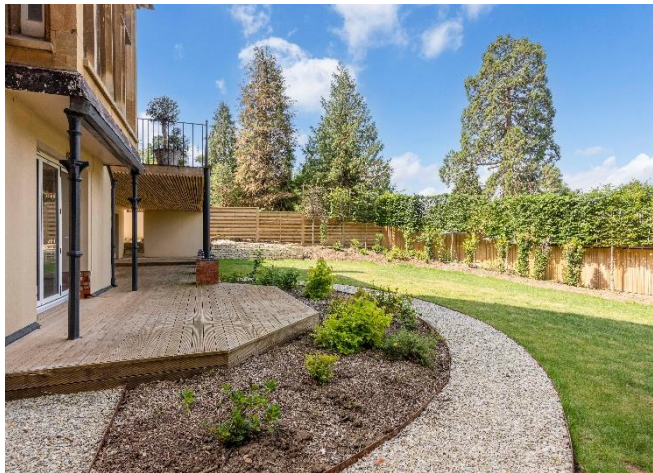
Service Charges:

Battledown Estate Charge: £385.00pa.

Tenure:

Freehold.



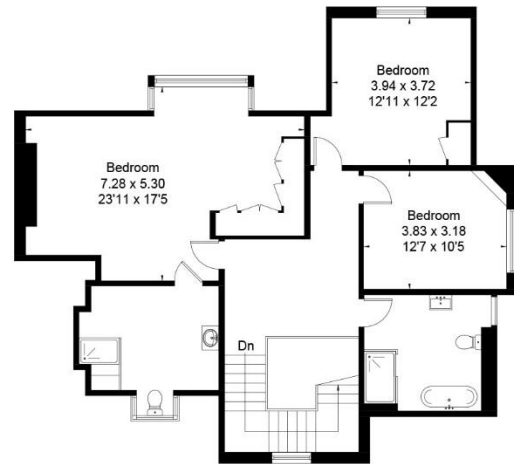




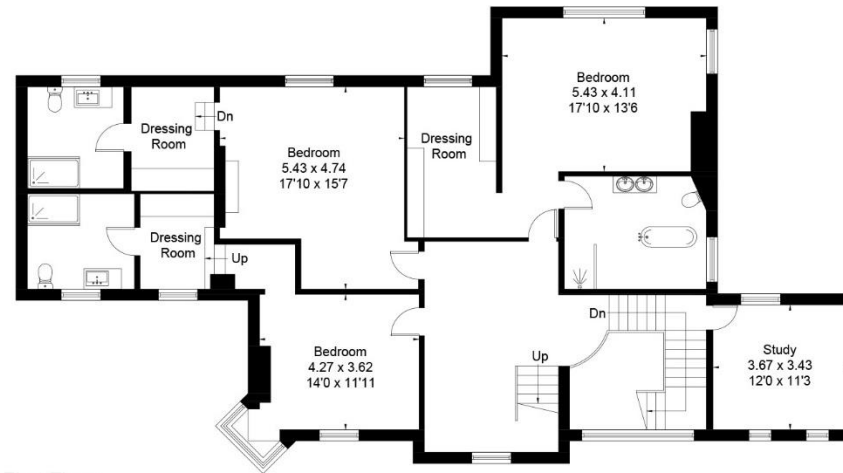
Approximate Floor Area = 611.5 sq m / 6582 sq ft  
 Garage = 47.6 sq m / 512 sq ft (Excluding Open Garage)  
 Garden Room = 21.2 sq m / 228 sq ft  
 Area = 680.3 sq m / 7322 sq ft



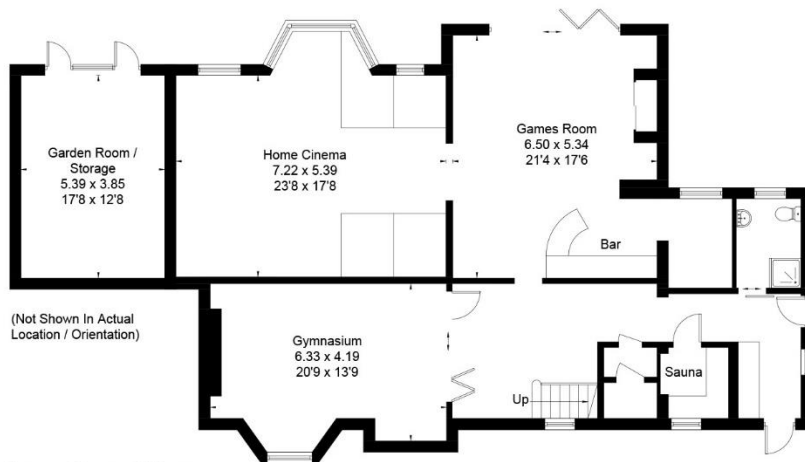
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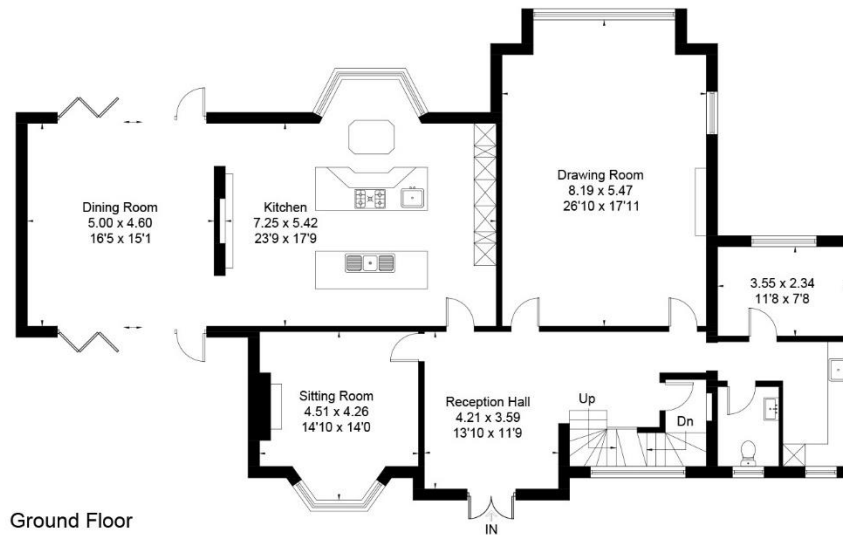
Second Floor



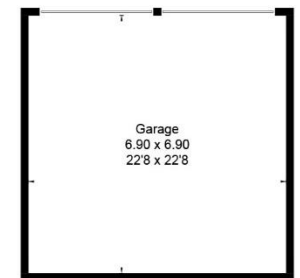
First Floor



Lower Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)