

BEGGARS ROOST STANLEY ROAD

BATTLEDOWN, CHELTENHAM, GL52 6PD





DESCRIPTION

Beggars Roost is without doubt one of the finest contemporary homes to come to the open market in recent years. Constructed by a reputable local builder the property enjoys a surprisingly level plot on the side of the revered Battledown Estate, offering unrivalled westerly views. This exquisite residence sits centrally in a generous plot, behind gates, and is set back from Stanley Road, thus offering a vast degree of privacy.

ACCOMMODATION

- Galleried reception hall
- Kitchen/dining/family room with central island & larder
- Family bathroom
- Triple garage with two car charging points
- Ground & first floor terraces
- Formal sitting room
- Family room/cinema
- Home office & Gym
- Five bedroom suites
- Utility room, cloakroom and plant room
- Electric gates
- Largely lawned garden

SPECIFICATION

- Rotpunkt kitchen by Obsidian, Cheltenham, with Gaggenau ovens, Bora induction hob, two Quooker taps & Liebherr fridge/freezer
- Larder with wine fridge & Quooker tap
- Utility room including Miele washing machine & tumble dryer
- Oak internal doors throughout with Buster + Punch door handles
- Rako lighting system in the kitchen, sitting room & main bedroom
- Resin driveway, cedar & zinc cladding & millboard decking
- Tiled bathrooms by Mandarin Stone including Duravit sanitaryware & Keuco cabinets. Brushed nickel taps and shower fittings by Vardo Thermostatic
- Custom made wardrobes throughout with bespoke lighting & drawers
- Underfloor heating throughout the ground floor. Two gas boilers & a 500litre water tank with pressurised system provide heating & on demand hot water. Solar panels of the roof.
- Electric sliding gate with video entry, CCTV & alarm





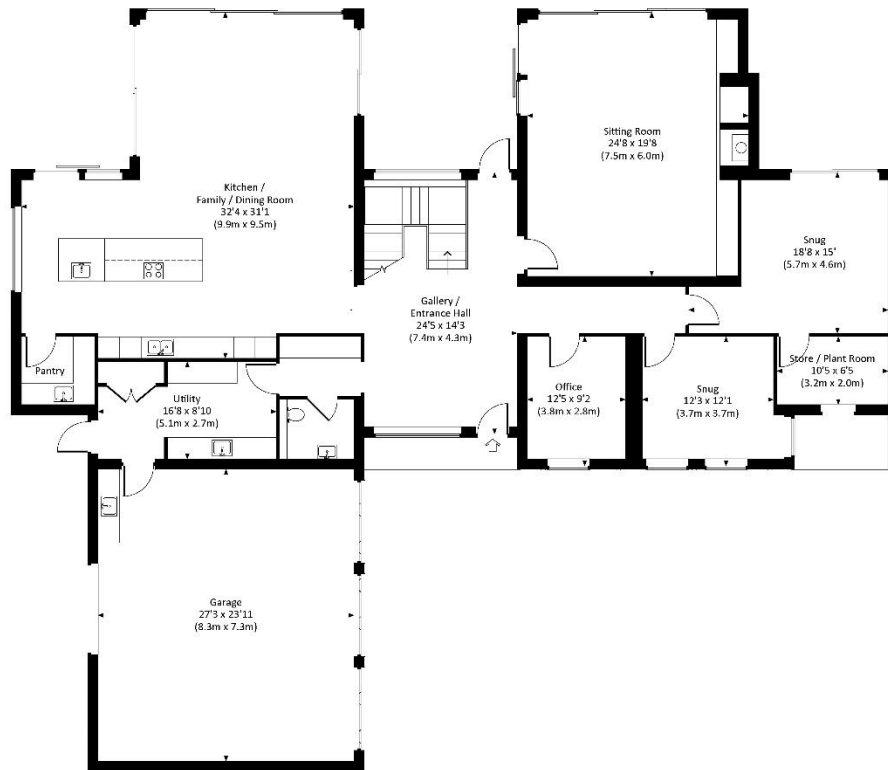




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Approx. gross internal area 5370 Sq Ft. / 498.9 Sq M.

Approx. gross internal area 6022 Sq Ft. / 559.5 Sq M. Inc. Garage



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected.
Fibre broadband has been installed together with two
electric car charging points. Solar panels are located
on the roof and provide approx. 10.5kw

NEW BUILD WARRANTY

A 10-year new home warranty is included in the sale

BATTLEDOWN ESTATE CHARGE

£451.08pa. (2025/2026)

COUNCIL TAX

(F) - £3,319.43pa. (2025/2026)

PRICE

£4,250,000

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on +44 (0)1242 222722



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