

GLENLOVAT OAKLEY ROAD

BATTLEDOWN, CHELTENHAM, GLOUCESTERSHIRE, GL52 6NZ





Glenlovat is an individual detached property standing on a peaceful, wide tree lined road on the lower slopes of the sought after Battledown estate. The property offers living accommodation approaching 2350 sq.ft ideal for growing families and downsizers alike, driveway parking and a 20' double garage and at the rear is a mature south westerly facing half acre garden with a long sweeping lawn.

A home to the present owners for the last twenty years the property has been enlarged twice, in 1989 to enhance the front of the property and enlarge the size of the garage and again in 2008 to create an impressive dual aspect rear reception space with a vaulted partially glazed ceiling and direct access to a raised sun terrace. The layout is one of practicality with three versatile open plan reception rooms, a home office and a sizeable kitchen with plentiful counter space and storage.

Entering the property there is a spacious reception hall off which is a cloakroom, home office and a sitting room with an attractive wood block floor and a wood burning stove creating a focal point in the room. The kitchen/breakfast room features the same wood block flooring, giving an ambience of warmth, and off the kitchen is a useful pantry and separate utility room. Steps lead down from both the kitchen and the sitting room into a superb beautifully light and airy double reception room presently utilised as a dining room and second sitting room but could also be used as a family or play room.

On the first floor there are five sizeable bedrooms and three bath/shower rooms one of which is an en-suite to the principal.

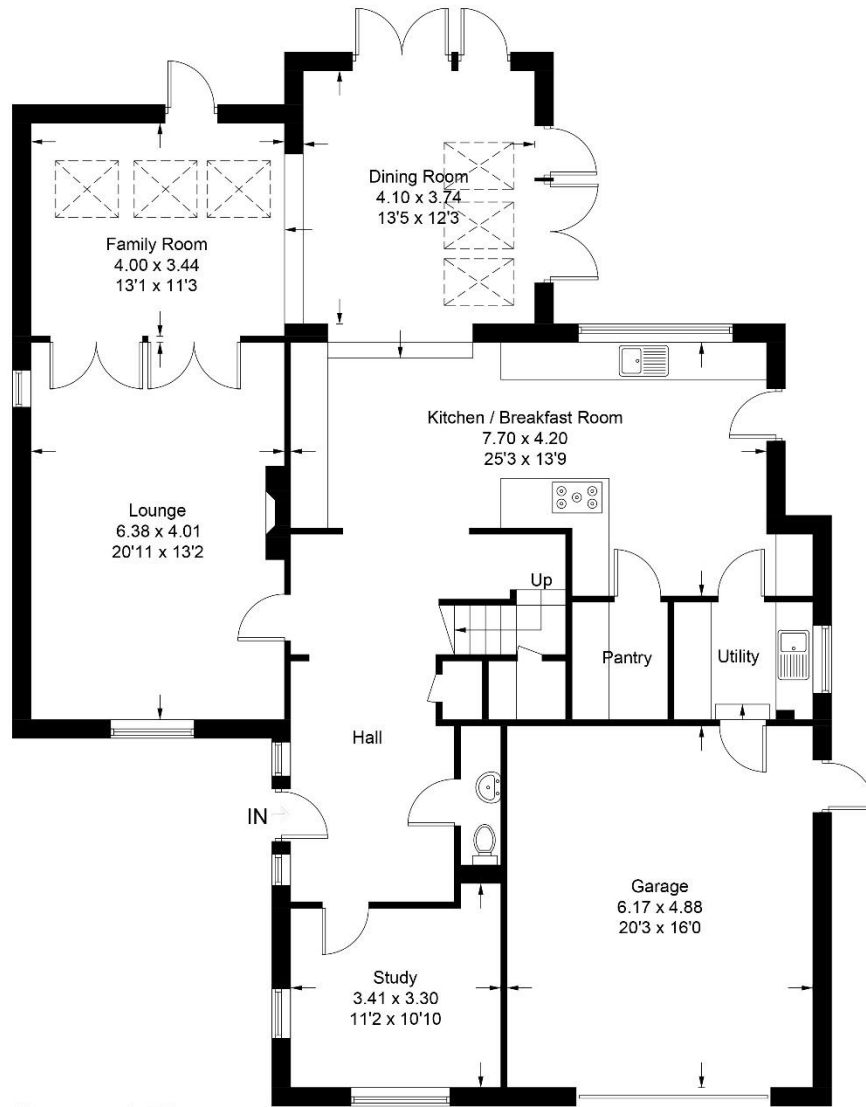
The front of the property is pretty well screened by mature hedging and trees, gates could be added to create further privacy if required, a sloping driveway provides parking for three vehicles and in addition there is a large double garage, at the rear there is a large raised sun terrace ideal for al fresco dining and to enjoy the view of the established garden with its sweeping lawns, plentiful trees, including fruit, shrubs, plants and flowers.

Even though the property is presented in good condition an element of creative updating would be beneficial.

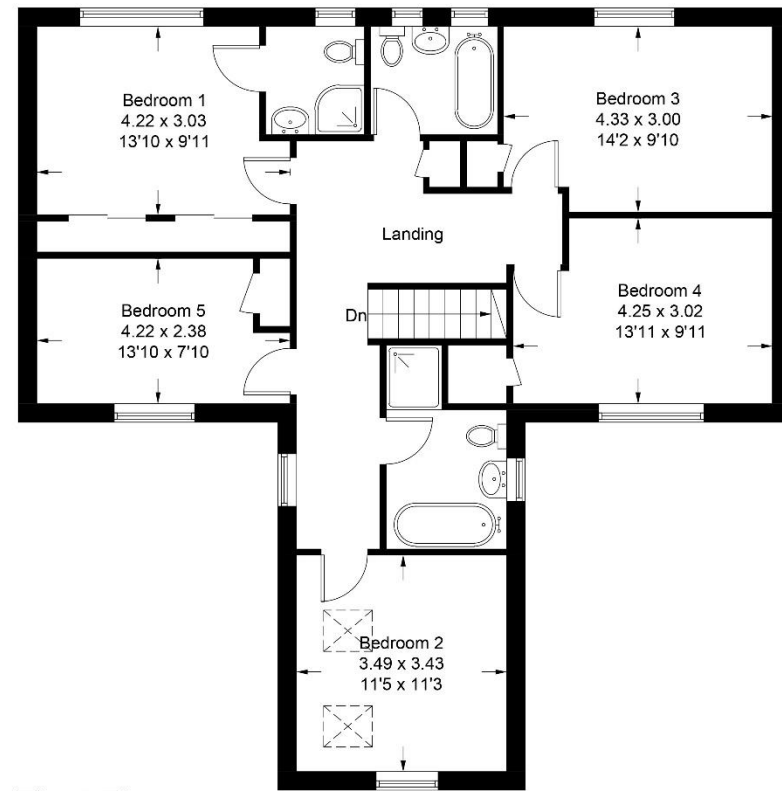




Approximate Gross Internal Area = 247.9 sq m / 2669 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1248236)



GENERAL INFORMATION

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

BATTLEDOWN ESTATE CHARGE

TBC

COUNCIL TAX

Tax Band (G) - £3,656.27pa. 2025/2026.

EPC RATING

C.

PRICE

£1,350,000

VIEWINGS

Strictly by prior appointment through Charles Lear & Co.
on 01242 222722

Charles Lear & Co.

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