

SKYVIEW, CAMP ROAD, BATTLEDOWN,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6PS



SKYVIEW, CAMP ROAD

Standing in an elevated position with the benefit of breath-taking and far reaching north westerly views this substantial detached contemporary home offers beautifully presented, flexible and spacious accommodation approaching 3700 sq.ft including five reception rooms, three bedrooms and two terraces to enjoy the views with the benefit of a simply stunning half acre garden.

Forming part of the Battledown Estate Skyview offers bright and airy living accommodation set over two floors with the benefit of a 29' dual aspect first floor sitting room with a fireplace and an adjoining covered terrace. Also on the first floor is a 27' principal bedroom suite with access to a large sun balcony at the front affording unrivalled views over Cheltenham towards Nottingham Hill, and an en-suite four piece bath/shower room with access to the rear covered terrace. On the ground floor there is a reception hall with storage which leads into an open plan dining hall which in turn adjoins the beautifully re-fitted kitchen benefitting from bi-folding doors onto the rear patio, a central island with a breakfast bar, granite work surfaces and a range of premium appliances including a Fisher & Paykel fridge/freezer. Also on the ground floor is a useful home office with a cloakroom, a spacious 22' sitting room with an attractive wood burning fire, two ground floor double bedrooms with fitted wardrobes, two bath/shower rooms, one of which has recently been refitted with a freestanding bath, dual sinks and a shower enclosure, a utility room with a door to the bathroom, garden room and a separate boiler room with a door to the garden. Externally the property benefits from an impressive and colourful gently tiered garden with a rear access, generous gated parking at the front & double garaging.





SITUATION

Skyview can be found located on the corner of Camp Road and Harp Hill forming part of the popular Battledown Estate which comprises of a limited number of detached homes standing in minimum half acre plots. The property is accessed by a private drive providing extensive parking with the addition of a double garage. The landscaped garden is of particular note with mature trees providing privacy around the boundary, the garden has an abundance of colour through thoughtful planting over the years and is stocked with an extensive variety of mature shrubs and plants.

GENERAL INFORMATION

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

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (G) - £3.830.10 pa. (2025/2026)

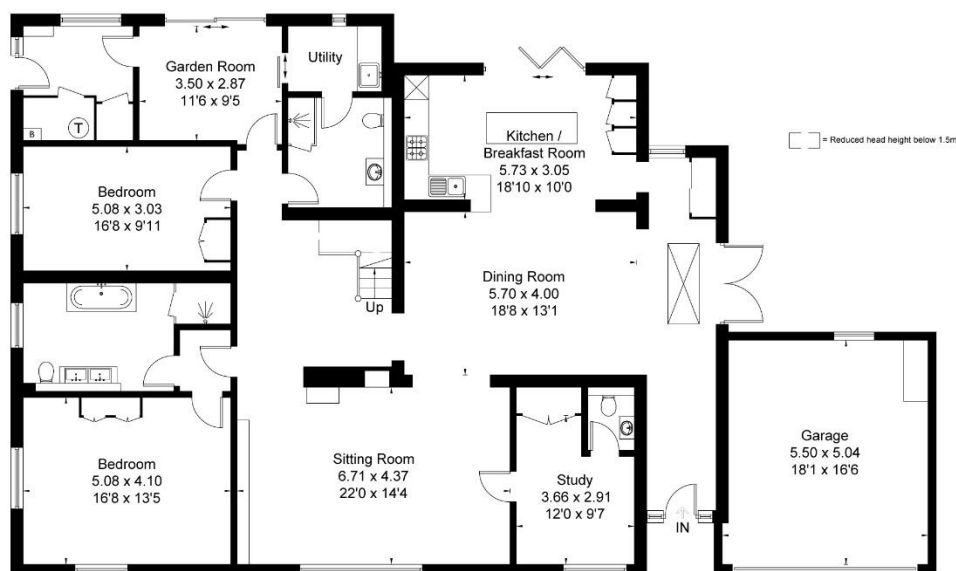
Battledown Estate Charge: £398.00

EPC Rating: C

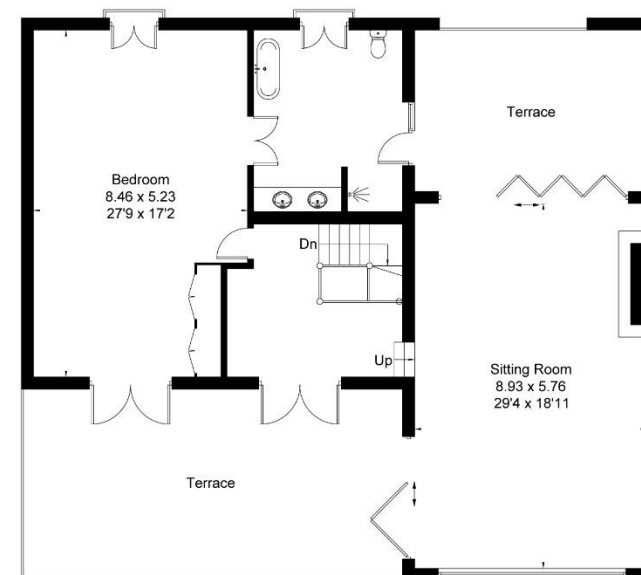
By appointment via the joint sole agents Charles Lear & Co. on 01242 222722 or Knight Frank on 01242 246950



Approximate Floor Area = 339.7 sq m / 3656 sq ft
 Garage = 27.1 sq m / 292 sq ft
 Total = 366.8 sq m / 3948 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 319369