

# HEATHBANK BATTLEDOWN APPROACH

CHELTEHAM, GLOUCESTERSHIRE, GL52 6RA





Believed to date from the early 1900s, Heathbank is an attractive and substantial detached family home, set well back from this highly sought-after road and offering exceptional scope for modernisation and enhancement.

A wide and welcoming reception hall provides access to the principal ground floor accommodation, comprising a drawing room, a sitting/dining room overlooking the rear garden, and a kitchen with direct garden access. Additional features include a cloakroom and useful under-stairs storage. The original staircase rises to the first floor, where five bedrooms are arranged, three of which are generous doubles, complemented by two well-proportioned single rooms. The floor is currently served by a family bathroom and a separate cloakroom.

To the rear, the property enjoys a manageable and private garden, offering ample space for extension. It is mainly laid to lawn with a patio seating area, established shrubs and a large garden shed, which will remain with the property. To the front, a gravel driveway provides parking for two to three vehicles, alongside a front garden that could be adapted to create additional parking if required.

Heathbank occupies an enviable position at the foot of Battledown Approach, a picturesque, tree-lined avenue leading to the prestigious Battledown Estate. Holy Apostles Primary School lies within approximately 200 yards, while the highly regarded Berkhamsted School is within a comfortable 15-minute walk. Sandford Park Lido, Sandford Park and the High Street are also close by, all reachable on foot within 15 minutes. The property is well placed for commuters, with convenient access to major transport routes including the A40 to Oxford and London, the A417 to Gloucester, the A435 to Cirencester and the M5 motorway.





# Heathbank

Approximate Gross Internal Area = 174.8 sq m / 1881 sq ft  
 Garage = 10.1 sq m / 109 sq ft  
 Total = 184.9 sq m / 1990 sq ft



= Reduced headroom below 1.5m / 5'0

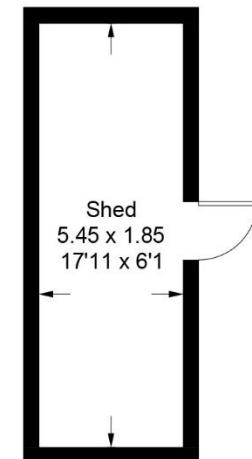
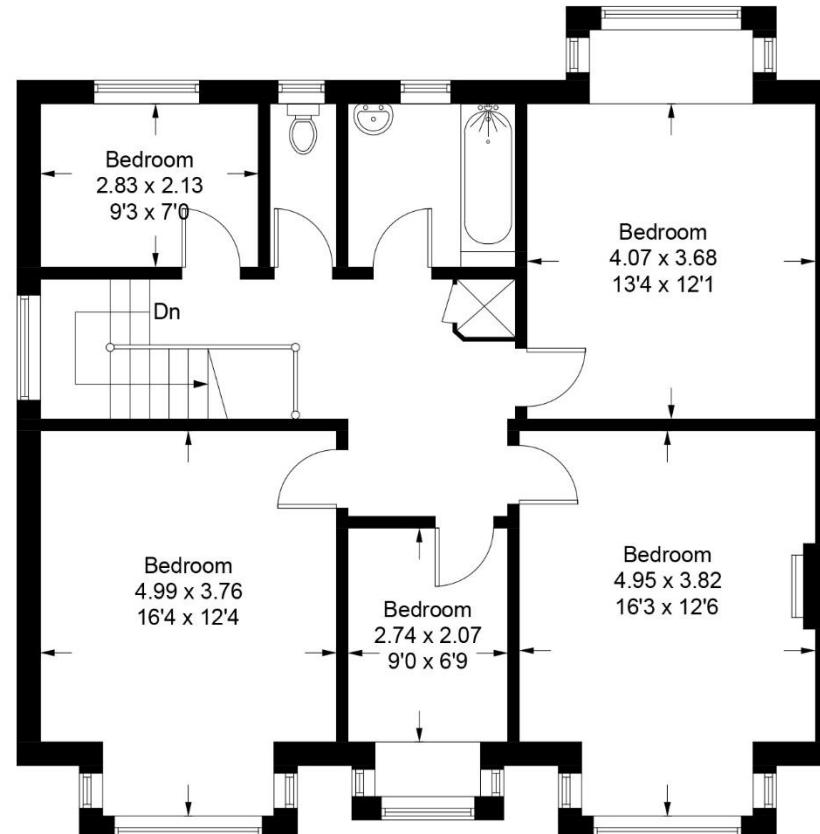
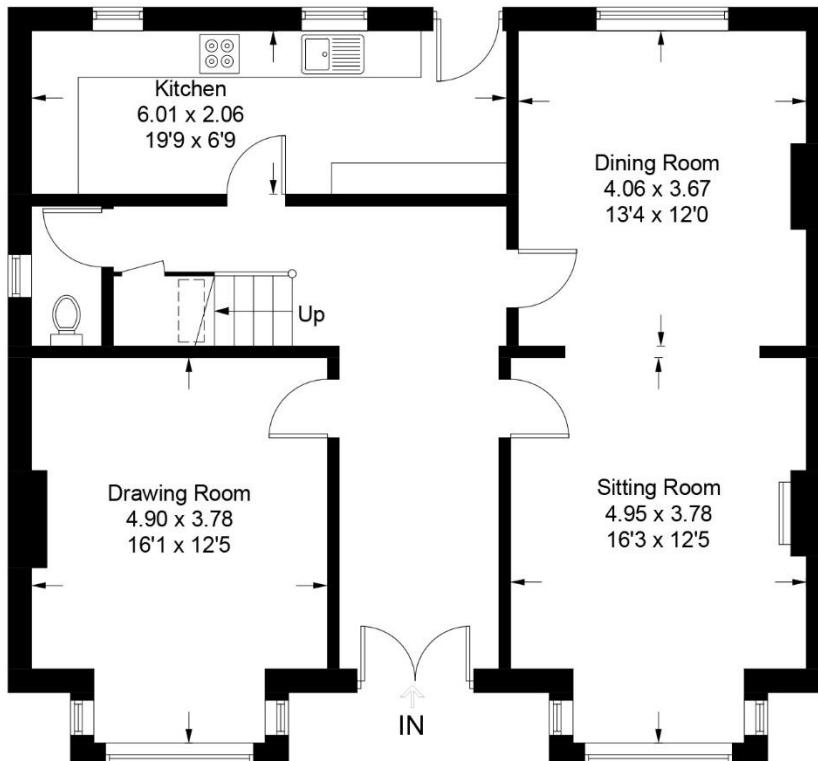


Illustration for identification purposes only, measurements are approximate,  
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#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property. The house is heated by a gas boiler in the kitchen which also produces hot water.

An immersion tank can also be found in the airing cupboard on the landing.

#### **COUNCIL TAX BAND**

Band (G) - £3,744.20 pa. 2025/2026.

#### **EPC RATING**

Current: D – 61.

Potential: D – 80.

#### **PRICE**

£895,000

#### **VIEWINGS**

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

