

ZENITH

OAKLEY ROAD, BATTLEDOWN, CHELTENHAM, GL52 6NZ

 Charles Lear



ZENITH

Defined as 'the point in time at which something is most powerful or successful'. Synonyms include; highest point, pinnacle and summit, to name but a few.

Measuring approx. 6,000sq.ft and in addition to the typical living accommodation, Zenith boasts six bedroom suites, cinema room, gymnasium, triple garage and a heated outdoor swimming pool.

- Reception hall with far reaching views across Cheltenham and a contemporary staircase
- Fully fitted kitchen with central island and breakfast bar, dining area and utility room with larder
- Formal sitting area with contemporary suspended fireplace, double height ceiling and dual aspect all leading out onto a raised patio area
- Generous office, cinema room and gymnasium
- Master bedroom suite with dressing room, walk through wardrobe and luxury bathroom with free standing bath and walk in double shower
- Five further double bedrooms all of which are en-suite and boast fitted wardrobes
- Occupying a plot in the region of 0.5 acres, Zenith boasts far reaching views and a manageable garden which includes a heated outdoor swimming pool
- Triple garage, car port and driveway for further off road parking

DESCRIPTION

Finished to exacting standards, 'Zenith' truly pushes the boundaries of contemporary design whilst beautifully incorporating practical living. As you might expect, the property is bright and spacious and its accommodation is arranged over three floors. With en-suites to all six of its





generous bedrooms, the present owners have built and finished the house with little expense spared.

SITUATION

Located 1½ miles from the heart of Cheltenham, the cultural centre for The Cotswold's. The Battledown Estate is recognised as the premier district for luxury homes in the Regency town. Situated on the Southern side of Oakley Road affording beautiful views across the town, Zenith is also within striking distance of many of the towns well known schools, whilst the M5 and A40 offer access to many other regional and national centres.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property. Solar panels are situated on the roof.

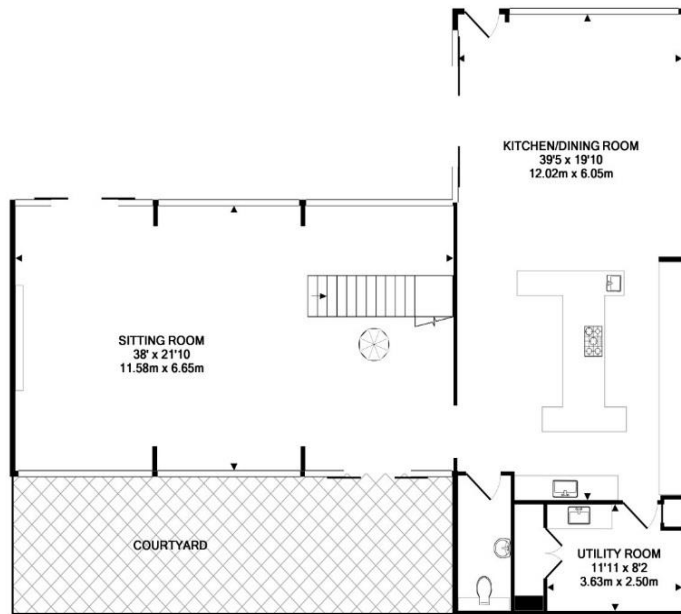
Local Authority:

Cheltenham Borough Council: 01242 262626.

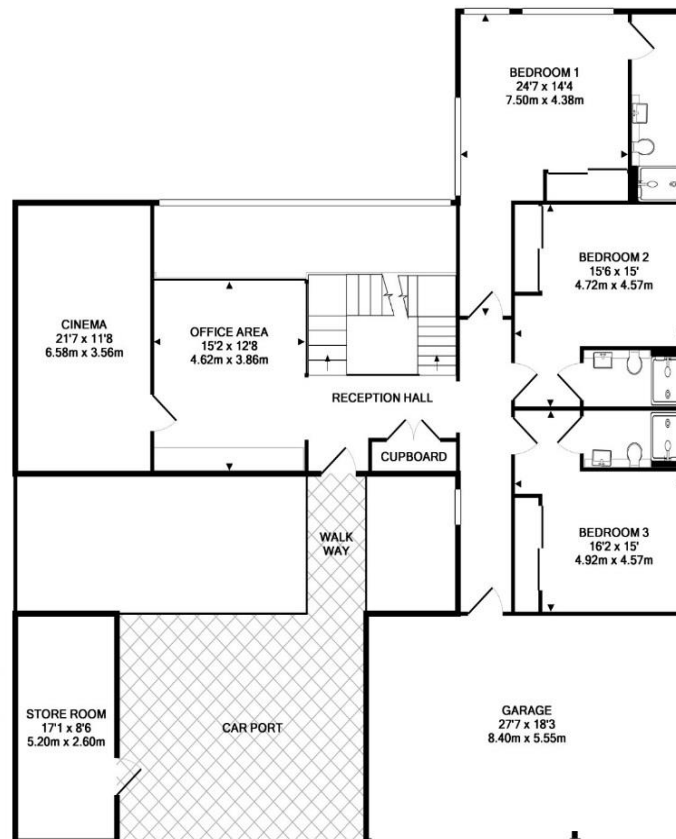
Council Tax Band: (H) - £3,549.92 pa. (2019/2020).

Viewing:

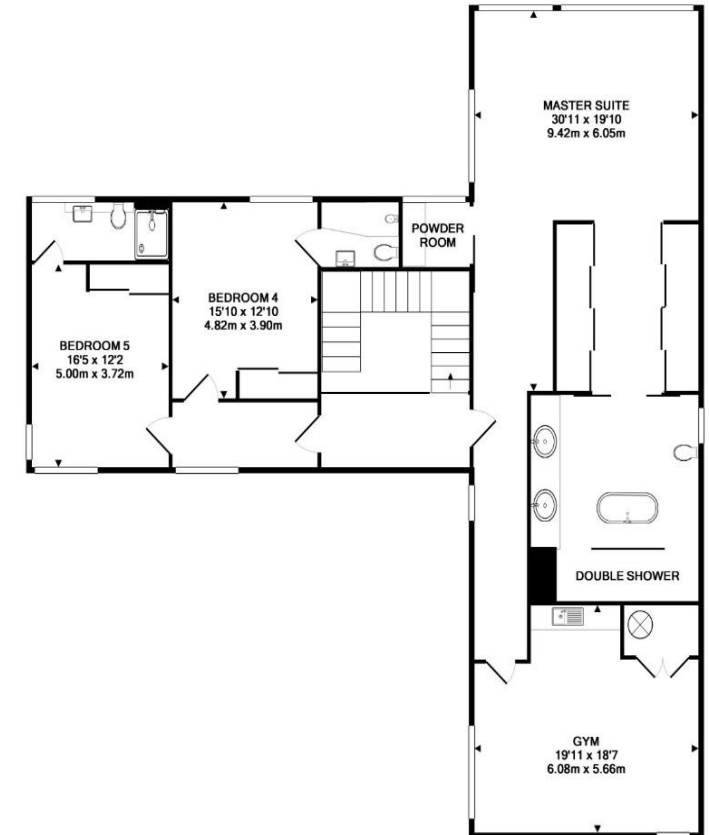
Strictly by prior appointment through the sole agents Charles Lear & Co. on 01242 222722.



LOWER GROUND FLOOR
APPROX. FLOOR
AREA: 1764 SQ. FT.
(163.9 SQ. M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA: 2779 SQ. FT.
(256.7 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA: 2116 SQ. FT.
(196.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 6159 SQ. FT. (572.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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