



## RIDGEWAY, OAKLEY ROAD




Battledown, Cheltenham





# AN EXQUISITE, HIGH-QUALITY FAMILY HOME

A stunning family home set in an elevated position on the private Battledown Estate just moments from the centre of Cheltenham.

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Local Authority: Cheltenham Borough Council  
Council Tax band: G  
Tenure: Freehold

Guide price: £2,400,000





## RIDGEWAY

Ridgeway is an exquisite, high-quality home, thoughtfully renovated by its current owners, nestled within the prestigious Battledown Estate. The property features five spacious double bedrooms, three reception rooms, a double garage, a garden room, a summer house and a gated driveway. Set in an elevated position on Oakley Road, the house enjoys breath-taking views of the Cotswold Escarpment from many of its large picture windows and terraces. Approached through electric gates, the house sits back from the road behind a paved driveway, providing ample parking space.







## RIDGEWAY

This meticulously maintained home has been redesigned to offer a blend of open-plan living that is ideal for entertaining while also providing quiet, private spaces for a growing family. Upon entering, a bright, airy hallway leads to an open-plan kitchen/dining/snug area featuring bi-folding doors that open onto a large paved terrace. The snug, with its bi-fold doors opening to a further terrace, has a stunning electric fire that serves as a natural divide between the two spaces. At one end of the house, the snug flows into a formal drawing room. Adjacent to the drawing room is a home office. The kitchen is fully equipped with premium units and appliances, primarily by KitchenAid and Siemens and includes a large island with a seating area. On the other side of the kitchen is a beautiful garden room flooded with natural light from bi-fold doors that lead to the garden. There is also a separate utility room. The first floor features an impressive principal suite with an en suite bathroom, a dressing room, and magnificent far-reaching views. There is a further bedroom suite with similar views, three additional double bedrooms and a family bathroom.

To the sides and rear of the house, the landscaped garden is mainly laid to lawn, with terraces designed to capture the sun and offer stunning vistas. The property also has a large modern summer house. There is plenty of parking and a double garage.





# LOCATION DESCRIPTION

Battledown, dating back to 1859, is Cheltenham's sole private estate and one of its most coveted spots. Ridgeway enjoys an elevated plot off Oakley Road. The town centre, Sixways amenities, and Balcarres School are all within walking distance. The A40 is easily accessible via Greenway Lane at the base of the hill. Cheltenham itself is renowned for having a popular range of shopping, restaurants and entertainment, boasting nationally acclaimed festivals.







RIDGEWAY, OAKLEY ROAD, GL52

Approx. gross internal area 3308 Sq Ft. / 307.3 Sq M.

Approx. gross internal area 3713 Sq Ft. / 344.9 Sq M. Inc. Garage



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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