

WENBANS

ASHLEY ROAD • BATTLEDOWN • CHELTENHAM

A VERY SPECIAL HOME IN AN EQUALLY SPECIAL LOCATION

Battledown is one of Cheltenham's most desirable locations and sits on the edge of the Cotswolds Area of Outstanding Natural Beauty. Characterized by its green countryside appearance and wooded backdrop the Battledown Estate's appeal in part, lies in its peaceful atmosphere yet situated only one and a half miles from Cheltenham town centre and its major communication links.

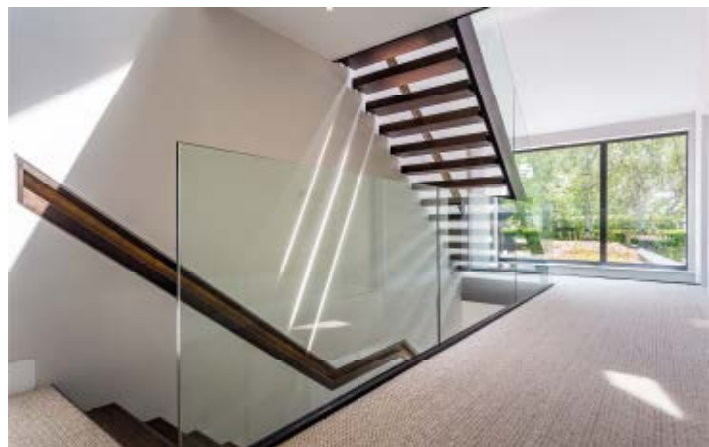
When the Battledown Estate was first established in 1859 it was with the intention of providing quality residences for the gentry. The unique appeal of a private gated estate combined with the fine views from Battledown Hill and the close proximity to town is as sought after today as it was then.

Cheltenham itself is truly special, offering all the benefits of large city living without the hassle and stress. Situated in the heart of the Cotswolds, this elegant Regency spa town is renowned for its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques and world renowned schools.

Nick Chivers

Partner – Knight Frank, Cheltenham
nick.chivers@knightfrank.com
+ 44 1242 246 959





WENBANS

ASHLEY ROAD • BATTLEDOWN • CHELTENHAM

A brand new exquisite home of over 7,200 sq ft, built by one of Cheltenham's most respected developers within a private estate in half an acre of gardens.

Reception hall • Drawing room • Kitchen/Breakfast/family room
Cloakroom • Guest Suite • Utility Room

Cinema Room • Garden Room • Study/Bedroom • Shower Room • Wine Room • Plant Room

Master Bedroom Suite • 3 further bedrooms (one with en-suite) • Family Bathroom

2 double bedrooms • Shower Room

Triple bay garage • Paved terraces • Lawns and mature gardens

In all about 0.5 Acre





WENBANS

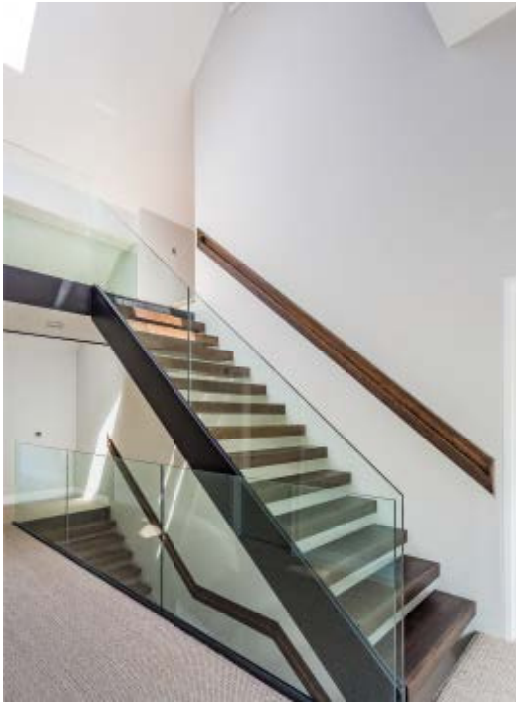
Built to exacting standards and with first class attention to detail, this striking new home has been architect designed to provide spacious luxurious accommodation, enjoying stunning views over Cheltenham towards the Malvern Hills.

The clean contemporary lines of the building are softened by the mellow stone facades and areas of sedum covered roof. The house is built to complement the gently sloping grounds allowing level access to the gardens from both raised and lower ground floors.

Inside the quality and workmanship is immediately evident with the impressive French polished staircase and inset handrail set off with a full height glass balustrade combining to form the centre piece to this magnificent home.

The drawing room has stunning proportions with a 'Stuv' inset wood burning stove and walnut herringbone floor giving a truly luxurious feel. Full height sliding doors lead out from both the drawing room and kitchen area onto a raised terrace.





The kitchen, dining, family room is a particular feature of Wenbans, designed with modern family life in mind this spectacular room is elevated allowing the very best outlook over the gardens. The German manufactured 'Sie-Matic' kitchen units are fitted with a full suite of 'Gaganau' appliances and topped with composite marble effect worktops.

There is also a ground floor guest bedroom suite, cloakroom, coats cupboard and utility room with personal door to the garage.

At lower ground floor level, the garden room has sliding doors which return within the walls to create a fully opening corner to the room. There is a further reception room on this level which would make a perfect study and cinema room, fitted with a 4k projector and acoustic screen. There is also shower room, store and plant/comms room.







On the first floor, the master suite is situated to the rear of the house; this wonderful room has vaulted ceilings and a sliding door to a balcony with the best views towards the Malvern Hills. There is a beautiful en-suite with walk through shower, double basins and freestanding bath. A further door leads to the dressing room with fitted wardrobe.

There is a further bedroom suite, two large bedrooms and a family bathroom, once again fitted with beautiful sanitary ware.

On the top floor there are two more excellent bedrooms and a further shower room.

Outside the private garden to the rear is mostly laid to lawn with areas of terracing a water feature and a range of mature trees and shrubs. To the front a tarmac drive leads to the triple bay garage and provides ample parking for several cars.



Directions

Leave Cheltenham town centre via the London Road. At the crossroad traffic lights turn left into Hales Road. Continue along for some distance and take the 6th turning on the right into Battledown Approach. Continue up the hill, to the very top and bear left onto Ashley Road. Continue along Ashley Road and the property can be found on the left hand side.

Local Authority

Cheltenham Borough Council (01242) 262626

Services

Mains water, electricity, gas and drainage are all connected.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



SPECIFICATIONS

General

- Porcelain tiling
- Under floor heating on every floor with remote smart phone controls.
- 'Reynares' aluminium windows and doors
- 'Rako' Programmable lighting system
- Smoked oak flooring to drawing room
- Stuv' wood burning fire
- Cinema with 4k projector, blue ray player and acoustic screen
- 'Hormann' electric roller garage doors

Kitchen

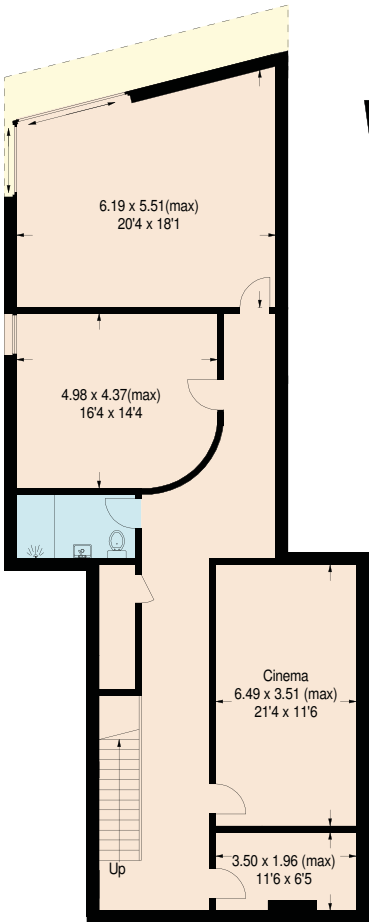
- 'Sie Matic' kitchen units
- Gaggenau appliances to include
 - 2 x Conventional oven
 - Microwave/oven
 - Coffee machine
 - Induction hob with extractor
 - Wine cooler
 - 1 x Fridge, 1 x freezer
 - 2 x Dishwashers
 - Quooker hot tap





FLOORPLAN

Approx Gross Internal Area
676.8 Sq M / 7,285 Sq Ft
(Including Garage)



Lower Ground Floor



Ground Floor

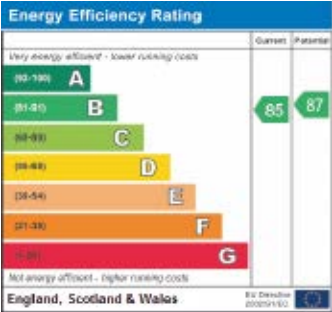


First Floor



Second Floor

[- - -] = Reduced headroom below 1.5 m / 5'0"



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated May 2016 Photographs dated May 2016. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



01242 246 959

123 Promenade, Cheltenham,
GL50 1NW

cheltenham@knightfrank.com

KnightFrank.co.uk

0207 8611707

55 Baker Street, London,
W1U 8AN

peter.edwards@knightfrank.com

KnightFrank.co.uk