



BEGGARS ROOST

Stanley Road, Battledown, Cheltenham GL52 6PD



STANLEY ROAD BATTLLEDOWN

A state of the art home built to a high specification with far-reaching views over Cheltenham.



Local Authority: Cheltenham Borough Council

Council Tax band: H

Tenure: Freehold

Guide price: £4,250,000



CONTEMPORARY HOME

Beggars Roost is a stunning newly constructed contemporary residence by a highly regarded local developer, set on the elevated and exclusive Battledown Estate.

This striking home offers spacious, versatile accommodation across two floors, flooded with natural light and finished to the highest standards throughout.

The impressive open-plan living area features a bespoke Rotpunkt kitchen with a central island and premium appliances, including Gaggenau ovens, Quooker taps, Siemens dishwasher, dual Liebherr fridge freezers, a BORA induction hob, and dual Kaelo wine coolers — all complemented by elegant oak parquet flooring.

A practical utility room is equipped with Miele laundry appliances, an additional sink, and quality fittings.







LIVING

This exceptional property offers premium comfort and efficiency with underfloor heating across the ground floor, first-floor radiators, dual gas boilers, a 500L hot water cylinder, and roof-mounted solar panels. Security is top-tier with an electric roller gate, secure video entry, full CCTV coverage, and a fully alarmed garage. High-performance Countryside Windows with toughened safety glass ensure both insulation and safety.

Externally, the home boasts a resin driveway, Mandarin Stone terrace, cedar and black zinc cladding, and durable Millboard decking. The garage features four Hormann electric doors, rubber flooring, cladded walls, two EV chargers, and integrated storage solutions for bins, bikes, and furniture—all with lighting and power.



BEDROOMS/BATHROOMS

Each bedroom benefits from custom-built wardrobes with integrated lighting and soft-close drawers.

The luxurious bathrooms showcase Mandarin Stone tiling, Duravit sanitaryware, and brushed nickel taps and heated towel rails.

OUTSIDE

Externally, the property boasts a resin driveway, Mandarin Stone terrace, first-floor cedar cladding with zinc accents, and durable Millboard decking. The spacious garage accommodates four cars with electric doors, two EV chargers, roller shutters, storage units, and a fully integrated alarm system. Additional covered storage areas for bins, bikes, and furniture are also included, all with lighting and power.

All building control certificates and warranties are provided. Viewing is highly recommended to fully appreciate this exceptional home.

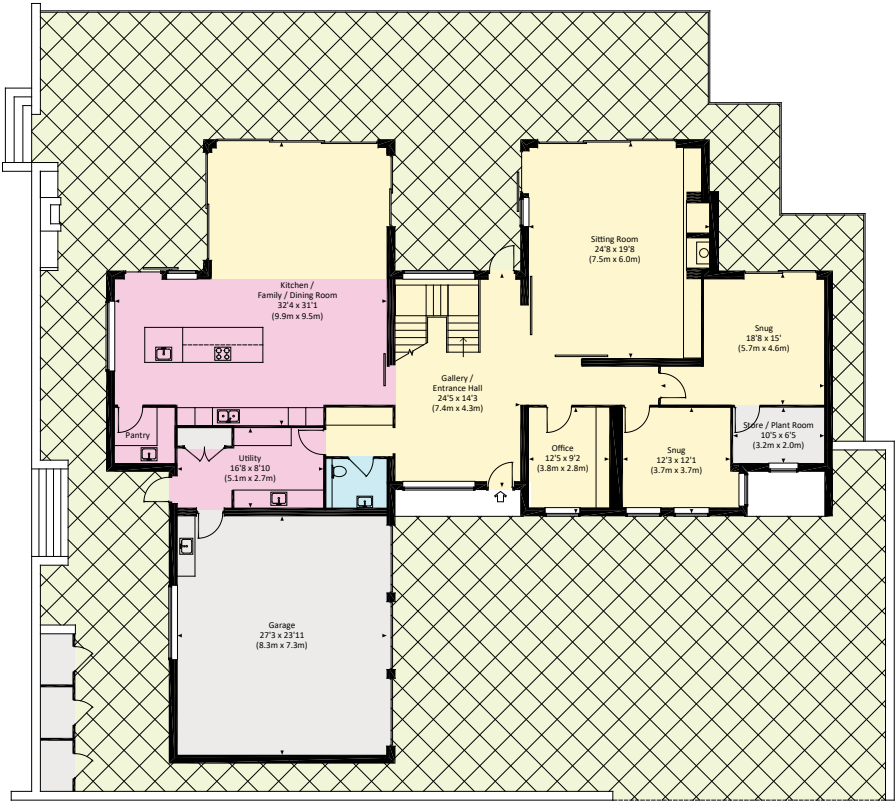




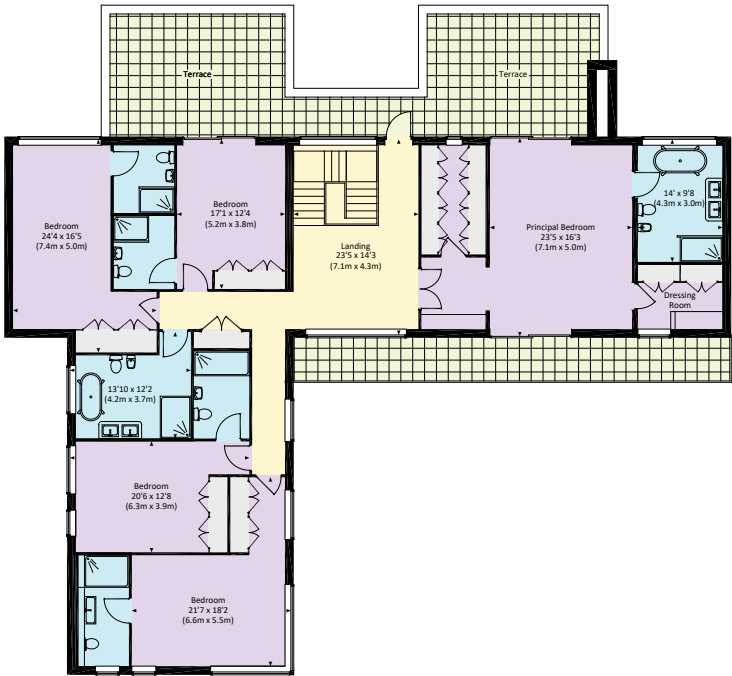


BEGGARS ROOST, STANLEY ROAD, GL52

Approx. gross internal area 5370 Sq Ft. / 498.9 Sq M.
Approx. gross internal area 6022 Sq Ft. / 559.5 Sq M. Inc. Garage



GROUND FLOOR



FIRST FLOOR



We would be delighted
to tell you more.

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