



Nash House  
Haywards Lane | Cheltenham | Gloucestershire | GL52 6RF

# NASH HOUSE



*A remarkable family home designed for contemporary living on an impressive scale, privately set on the outskirts of the prestigious Battledown Estate. Boasting secure landscaped gardens, ample parking, and a prime location just a short walk from Cheltenham town centre.*



# ACCOMMODATION SUMMARY

---

Nash House enjoys an enviable position that seamlessly combines convenience and privacy, nestled within a secluded and tranquil plot near the heart of Charlton Kings. Accessed via a gated gravel drive, the approach winds past a detached double garage to a spacious parking area, offering an impressive family home.

Offering six generously sized double bedrooms and versatile reception spaces across three floors, the property is complemented by beautifully landscaped gardens that allow you to enjoy the sun throughout the day. Spanning just under 3,200 square feet, Nash House has been thoughtfully extended and meticulously renovated by the current owners, who purchased it from the original developer.

This stunning home offers a rare opportunity for buyers seeking a spacious, modern residence in an exclusive and highly sought-after neighbourhood.

## KEY FEATURES

- Open-plan kitchen/living/dining room
- Sitting room
- Reception room & study
- Close to town centre
- Four bedrooms with en-suites
- Two further double bedrooms
- Shared bathroom on top floor
- Double garage with home office above
- Gated access & parking for six cars
- Easy access to the M5





# STEP INSIDE

---

## Ground Floor

The entrance to the property is via a covered porch that opens into a spacious and welcoming hallway, setting the tone for the versatile living spaces on the ground floor. At the front of the house, a flexible reception room currently serves as a cosy library. Conveniently connected to the kitchen, this space offers potential for various uses, such as a home office, playroom, or additional sitting area, adapting effortlessly to family living needs.

The heart of the home is undoubtedly the stunning kitchen and family room, a light-filled and spacious area designed for modern living. This beautiful space features bi-fold and French doors that open onto a south-facing decked terrace and patio, seamlessly blending indoor and outdoor living. The kitchen is fitted with sleek, modern units, integrated appliances, and a breakfast bar, while the room offers ample space for a large dining table and comfortable seating, making it ideal for both everyday life and entertaining.

Adjacent to the kitchen, a more formal reception room provides a quieter retreat. This elegant space also features French doors, offering access to the side of the house and allowing natural light to flood the room, enhancing its charm and functionality.

Completing the ground floor accommodation is a well-appointed study at the front of the house, ideal for remote work or quiet pursuits. Additionally, a practical utility room, a convenient cloakroom, and a spacious boot room with direct outdoor access enhance the home's functionality and cater perfectly to modern family living.



# SELLER INSIGHT

“ When we first discovered Nash House, it was the perfect blend of modern convenience and timeless charm that immediately drew us in. Nestled in a peaceful location with no passing traffic, it offers the rare advantage of being just a short walk from town, the hospital, and excellent schools. The easy access to motorways made it an ideal choice for our daily routines, providing seamless connections to Bristol, London, and Birmingham. The home's unique design - combining the elegance of a traditional build with the benefits of a newer property - sealed the deal for us.

Living here has been an absolute delight, with standout features that cater to both comfort and functionality. Each bedroom having an en-suite has been a game changer, particularly for a growing family. The ground floor's open flow, enhanced by bifold and patio doors, creates a seamless transition between indoor and outdoor spaces, perfect for entertaining. The large kitchen and family room have become the heart of our home, a place where everyone naturally gathers, whether for casual meals or special celebrations.

Over the years, we have made thoughtful upgrades to enhance the home's appeal and practicality. In 2023, we redid the kitchen units and retiled the entire ground floor, while in 2022, we installed new bifold doors that further integrate our living spaces with the garden. One of the most significant transformations was the addition of a side extension in 2008, which provided an extra bedroom with an en-suite, a study, and a more spacious reception area - perfectly aligning with our evolving needs.

The outdoor space is equally impressive, offering multiple spots for relaxation and socialising. With gardens surrounding the house, we enjoy sunlit areas throughout the day, whether for a morning coffee, an afternoon barbecue, or simply unwinding with a book. The ability to walk entirely around the house adds to the serene atmosphere, making it a joy to spend time outdoors.

Some of our fondest memories in Nash House revolve around the gatherings we've hosted. From birthday parties of all ages to an unforgettable bridesmaids pamper party, the home has effortlessly accommodated every occasion. The bifold doors provide easy access to the garden, making summer barbecues especially enjoyable. It's a space designed to bring people together, and it has done so beautifully over the years.

Beyond our home's walls, the sense of community here has been incredibly rewarding. The neighbours are warm and welcoming, with many having lived on the lane for years. The location's advantages extend beyond its proximity to Cheltenham's top schools and essential amenities - it also offers easy access to leisure activities like the nearby tennis club, football club, and Cheltenham Racecourse. With a park just opposite, complete with a play area and scenic spots for dog walks, Nash House has truly been an exceptional place to live.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









## First Floor

Ascending to the first floor, you'll find four generously sized double bedrooms, each thoughtfully designed with its own en-suite. The main suite is a standout feature on this level, offering an impressive and spacious retreat. It boasts a dedicated dressing area, dual-aspect windows that fill the room with natural light, a luxurious en-suite bathroom, and an array of fitted wardrobes for ample storage.









## Second Floor

On the second floor, you'll discover two additional double bedrooms, thoughtfully positioned on either side of a centrally located family bathroom. This upper level enhances the home's versatility, offering ideal space for guests or older children.





# STEP OUTSIDE

---

Nash House is approached via a pair of elegant electric wrought iron gates, opening onto a spacious driveway that provides ample parking and access to the detached double garage. The garage offers exceptional storage and features a versatile first-floor office or studio space, perfect for working from home or pursuing creative hobbies while maintaining separation from the main house.

The beautifully landscaped gardens wrap around the property, offering a variety of spaces to enjoy. Expansive lawns, a charming vegetable garden, and a tranquil pond area provide opportunities for relaxation and outdoor activities. A raised deck is accessible from the reception rooms.







# LOCATION

---

Nash House is tucked away on a charming and quiet no-through lane just off Battledown Approach, offering an enviable location within walking distance of both the sought-after village of Charlton Kings and Cheltenham town centre.

Cheltenham is renowned for its cultural and fashionable appeal, hosting world-famous festivals celebrating music, literature, and jazz. The town also boasts a vibrant restaurant scene and an array of stylish shops. Families will appreciate the proximity to an impressive selection of both private and state schools, many of which are within walking distance. Prestigious institutions such as Cheltenham Ladies' College, St. Edward's, and Berkhamstead are nearby, as well as the highly regarded Holy Apostles (just opposite the lane) and Balcarras School, widely recognised as one of the top state schools in the country.

Charlton Kings, with its vibrant community spirit and excellent amenities, continues to be one of the most desirable areas of Cheltenham. For commuters, Nash House offers superb connectivity, with easy access to the A40 for direct routes to Oxford, London, and the Cirencester Road to Swindon, ensuring it meets the needs of both work and leisure.



# KEY INFORMATION

## Services, Utilities & Property Information

**Utilities** – Mains electricity, water, gas, and drainage

**Tenure** – Freehold

**Property Type** – Detached house

**Construction Type** – Standard – brick & tile

**Council Tax** – Cheltenham Borough Council

**Council Tax Band** G

**Parking** – Off-road parking for six cars to the front of the property. Double garage.

**Mobile phone coverage** – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

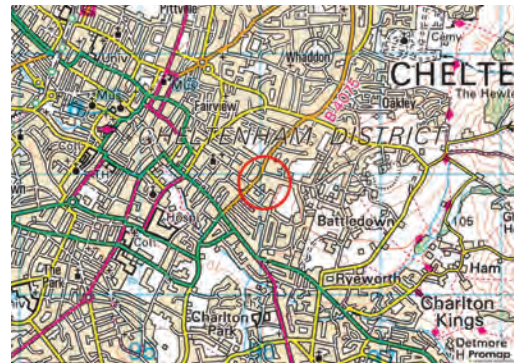
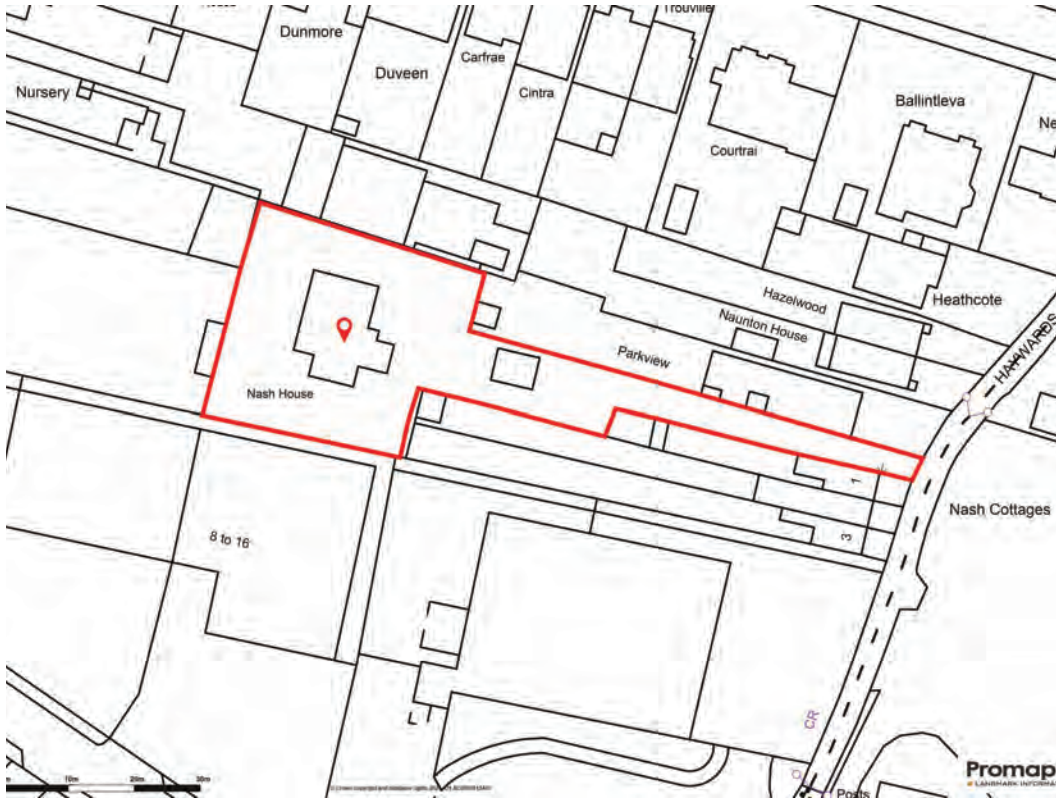
**Internet connection** – Ultrafast FTTP Broadband connection available- we advise you to check with your provider.

**Special Notes** – The property is split over two title numbers.

**Directions** – What3Words: sung.sends.cute

**Viewing Arrangements** – Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974 - [kathrynanderson@fineandcountry.com](mailto:kathrynanderson@fineandcountry.com).

**Website** – For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>





Total area: approx. 365.0 sq. metres (3928.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 10.03.2025





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## KATHRYN ANDERSON PARTNER AGENT

Fine & Country Cheltenham, Gloucester & Tewkesbury  
T: 01242 650974 | Mobile: 07979 648748  
email: [kathryn.anderson@fineandcountry.com](mailto:kathryn.anderson@fineandcountry.com)

I am a Partner Agent for Fine & Country Cotswolds and Cheltenham. I've lived in the Cotswolds for over 30 years and have a wealth of experience and knowledge in the property industry. I've worked for both corporate and independent high end Estate Agents around the Cotswolds, South Oxfordshire and Cheltenham area with over 20 years' experience.

With a personable dedicated honest approach, I understand the intricacies for both sellers and buyers in an ever-changing market. I strive to make things as simple and stress free as possible for all my clients which has earned me many returning vendors in the past.

When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, swimming, tennis, good restaurants and fine wine!

*"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."*

*"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Cheltenham, Gloucester & Tewkesbury  
Harley House, 29 Cambray Place, Cheltenham, Gloucestershire GL50 1JN  
01242 650974 | [cheltenham@fineandcountry.com](mailto:cheltenham@fineandcountry.com)

