



Inches
Birchley Road | Battledown | Cheltenham | Gloucestershire | GL52 6NX

STEP INSIDE

Inches

A distinguished and truly grand Cheltenham residence, enviably positioned on the prestigious Battledown Estate - an address long admired for its exclusivity, tranquillity, and elevated sense of privacy. Set within expansive, beautifully established grounds, this remarkable home was substantially extended in 2006 and enjoys a rare combination of seclusion and convenience, lying just moments from Cheltenham town centre. With only five owners in its 125-year history, the property carries an exceptional provenance, offering a rare opportunity to become custodian of one of Battledown's most significant and enduring homes.

Approached through elegant wrought-iron gates and via a sweeping gravel driveway, this impressive period home stands proudly within expansive, mature grounds. Surrounded by established trees and generous lawns, the property enjoys an exceptional sense of privacy while remaining perfectly positioned for access to Cheltenham, excellent schools, and the wider Cotswolds.

Defined by its handsome façade, soaring ceilings, deep bay windows and classical proportions, the house radiates warmth, character and presence. Its scale and layout create a superb family home, with multiple reception rooms, large windows flooding each space with natural light, and the opportunity to refine, upgrade or reconfigure to suit individual taste.

From the quiet, tree-lined lane, the property is accessed through imposing stone pillars and wrought-iron gates, opening onto a long, gravel driveway flanked by manicured lawns and mature planting. Set well back from the road, the approach gives an immediate sense of arrival.

Ground Floor

The drawing room is a beautifully proportioned, light-filled room featuring elegant bay windows, a classic fireplace, and versatile seating areas that frame the garden views. The dining room/games room is a versatile space featuring a bay window and a stone fireplace - a great space for relaxed family living and entertaining. The sitting room is a bright and characterful reception room featuring tall sash windows, generous built-in shelving and an ornate period fireplace, offering a refined yet comfortable place to unwind. The kitchen/diner is a bright and beautifully proportioned space offering the perfect blend of elegance and practicality. Classic cabinetry, a central island, and warm stone flooring create a timeless feel, while a large picture window and French doors fill the room with natural light and connect seamlessly to the garden. There is also a multi-purpose gym that could be used as a home office.

Key Features

- Eight bedroom family home
- Four reception rooms
- Four bathrooms
- Period features
- Double garage
- Extensive driveway
- Parking for 8 cars
- Set in approximately 2/3 of an acre





SELLER INSIGHT

“ I still remember the first time we wound our way up the hill toward Inches, the house revealing itself slowly between the trees. What struck me immediately was the quiet: no through traffic, no sense of being overlooked, just a large, private plot tucked comfortably into the landscape. The house sat proudly away from its boundaries, with gardens stretching out around it. It felt like a retreat, yet never remote.

Inside, the home welcomed us with a wide hallway that seemed to gather the family the moment we stepped through the door. Over the years, the kitchen and living room have become our hubs - bright, open spaces shaped by the substantial 2006 extension that doubled the house in size. High ceilings give every room a sense of ease, while the main bedroom at the back offers peaceful views of the gardens. More recently, a new roof and improvements to the terrace and side garden have refreshed the space without changing its character.

The layout has always supported the rhythm of our lives. There's room for all of us to spread out, whether that means quiet corners for working from home on the top floor or plenty of communal space for gatherings. Being able to walk to both the town centre and the Cotswold countryside has anchored our routines - days often begin with errands in town and end with bike rides or long walks just beyond our doorstep.

Outdoors, Inches has given us some of our happiest memories. The side garden, unusually large and flat for Battledown, became the children's sports ground - football matches, cricket nets, and endless games that carried through their growing-up years. The back terrace, bordered by mature trees, is where summers unfolded in a blur of BBQ's, long lunches, and evenings that stretched late into the night.

Some events are impossible to forget: summer parties with a hundred guests spilling from the terrace to a marquee on the lawn, our daughter's 18th celebrated the same way, and countless children's birthday parties flowing between the kitchen, living room, and garden. Even the quiet moments - coffee outside in the early morning or listening to birdsong at dusk - have become part of the story of this place.

Living on the Battledown Estate has given us both community and privacy. We know our neighbours well - many have lived here for decades - and there's a gentle sense of tradition in the annual gatherings, book clubs, Christmas carols, and even a street party for the estate's 150th anniversary. Yet everyone respects the peacefulness that defines this historic Victorian enclave.

If I could offer one piece of advice to whoever lives here next, it would be this: take full advantage of the balance the home offers. Savour the quiet, the gardens, the proximity to town and countryside, the safety for children, and the convenience of everything from excellent schools to festivals, tennis courts, and the Lido. Inches is not just a house - it's a rare blend of space, privacy and connection, and it has given us a wonderful way of life.*

*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

The principal suite offers a generous bedroom with an en-suite bathroom and a walk-in wardrobe, enjoying a delightful outlook over the gardens. There are three further bedrooms and a family bathroom, together with an additional double bedroom with an en-suite shower room, and a further double bedroom also benefiting from its own shower room.

Second Floor

The top floor provides two additional double bedrooms, both currently used as office space, each enjoying elevated views across the gardens and grounds.





STEP OUTSIDE

Inches

Set behind a sweeping gravel driveway and framed by mature trees, this elegant period residence presents an impressive and serene first impression. The house stands beautifully within its generous grounds; its classic façade finished in soft neutral tones that sit harmoniously against the surrounding greenery. To one side there is a substantial, detached double garage with a decorative balustraded wall leading towards a raised garden terrace, an ideal spot for summer dining. The gravel driveway curves generously around the front and side of the house, offering ample parking, mature trees, well well-established shrubs, and seasonal planting - adding colour and character throughout the year.

To the side of the property lies an expansive lawned garden, beautifully private and enclosed by mature trees and natural screening. This impressive stretch of level ground provides a wonderful open space for recreation, family enjoyment, and outdoor living, while also offering exciting scope for future enhancement. Its size and positioning mean there is ample room to incorporate a swimming pool, pool house, or further landscaped design if desired - allowing the next owners to create a luxurious leisure area without compromising the existing gardens or setting.





LOCATION

Inches is situated in one of the area's most desirable residential settings in the Battledown Estate on the edge of town. Cheltenham is a town quite unlike any other, a rare blend of cosmopolitan living and peaceful, small-town charm. Set at the gateway to the Cotswolds, this elegant Regency spa town offers an exceptional lifestyle, celebrated for its tree-lined avenues, beautiful parks and ornamental gardens. A thriving culinary scene, with restaurants to suit every palette, sits alongside boutique shopping, renowned theatres and a wealth of cultural attractions.

Cheltenham's international reputation is further enhanced by its acclaimed calendar of festivals from jazz, science, literature and music to the world-famous Cheltenham Festival at Prestbury Park. For those seeking leisure and recreation, sporting facilities and countryside pursuits are readily available.

The town is also home to some of the country's most respected independent schools, including Dean Close School, Cheltenham Ladies' College, and Cheltenham College. Inches is also within the catchment for the prestigious Balcarras School.

Perfectly positioned for travel, the property enjoys convenient access to the A40 towards Oxford and London, and the M5 for Birmingham and Bristol. Cheltenham Spa Train Station provides regular services to London Paddington, making the town an ideal base for both local and international connections.

Inches is also just a few minutes' walk from the Cotswolds countryside.





Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band G - Cheltenham Borough Council

Property Construction – standard – brick & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Mains

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking for 8 cars.

Special Notes – There is a Battledown Estate service charge of approximately £550 per annum.

Directions

The what3words for the property is //elaborate.jobs.icons.

Viewing Arrangements

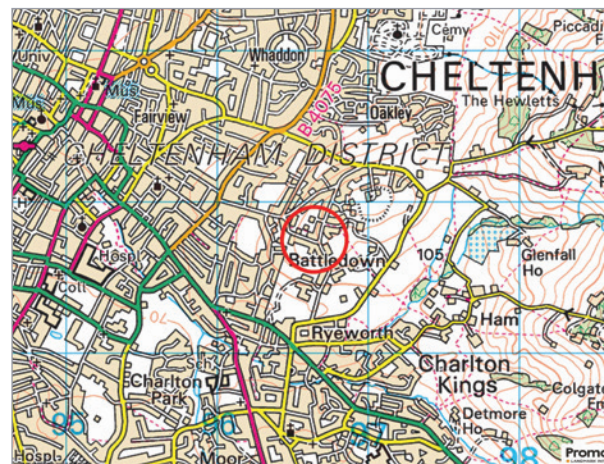
Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974 – kathryn.anderson@fineandcountry.com.

Website

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

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents 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 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.



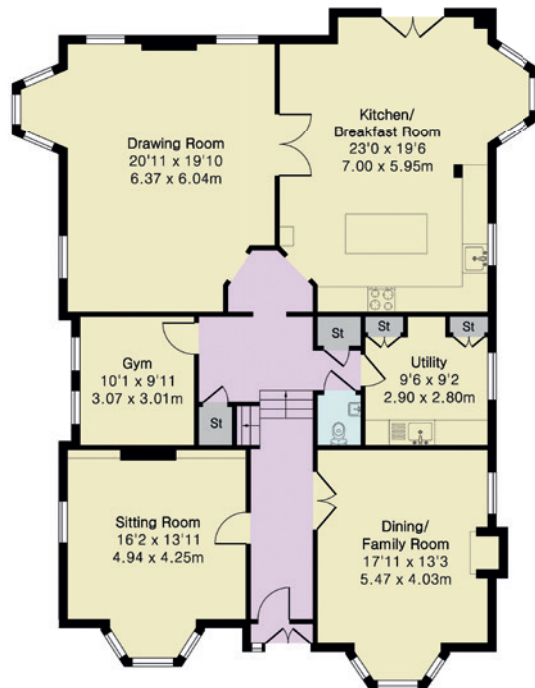
**Approximate Gross Internal Area 3419 sq ft - 318 sq m
(Excluding Garage)**

Ground Floor Area 1583 sq ft – 147 sq m

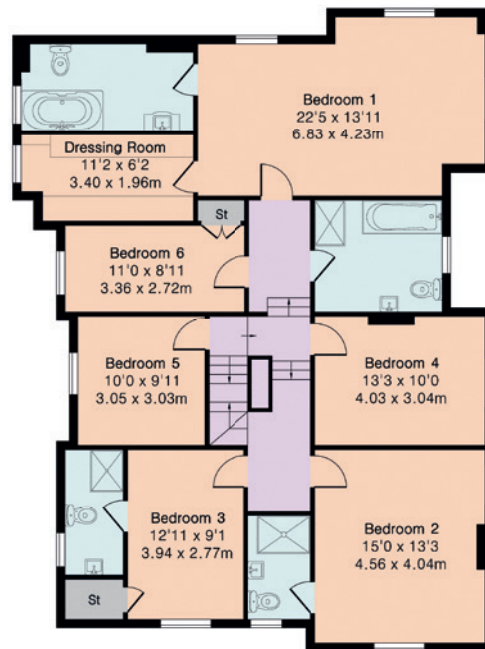
First Floor Area 1507 sq ft – 140 sq m

Second Floor Area 329 sq ft – 31 sq m

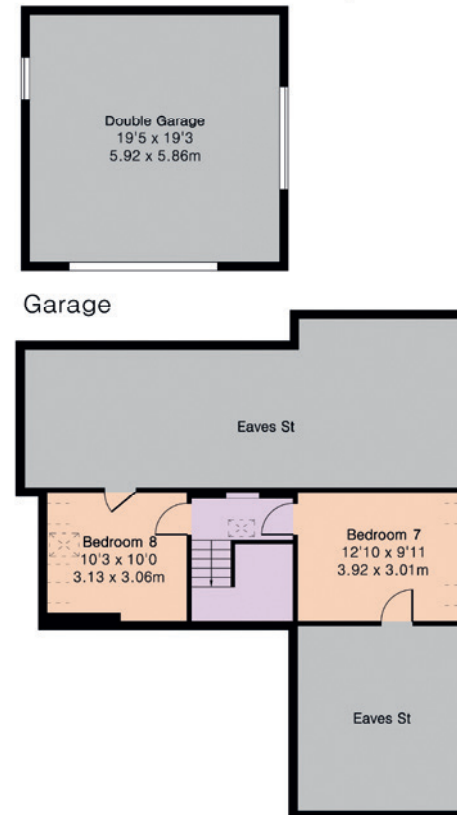
Garage Area 373 sq ft – 35 sq m



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	69 C
39-54	E		
21-38	F		
1-20	G		



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