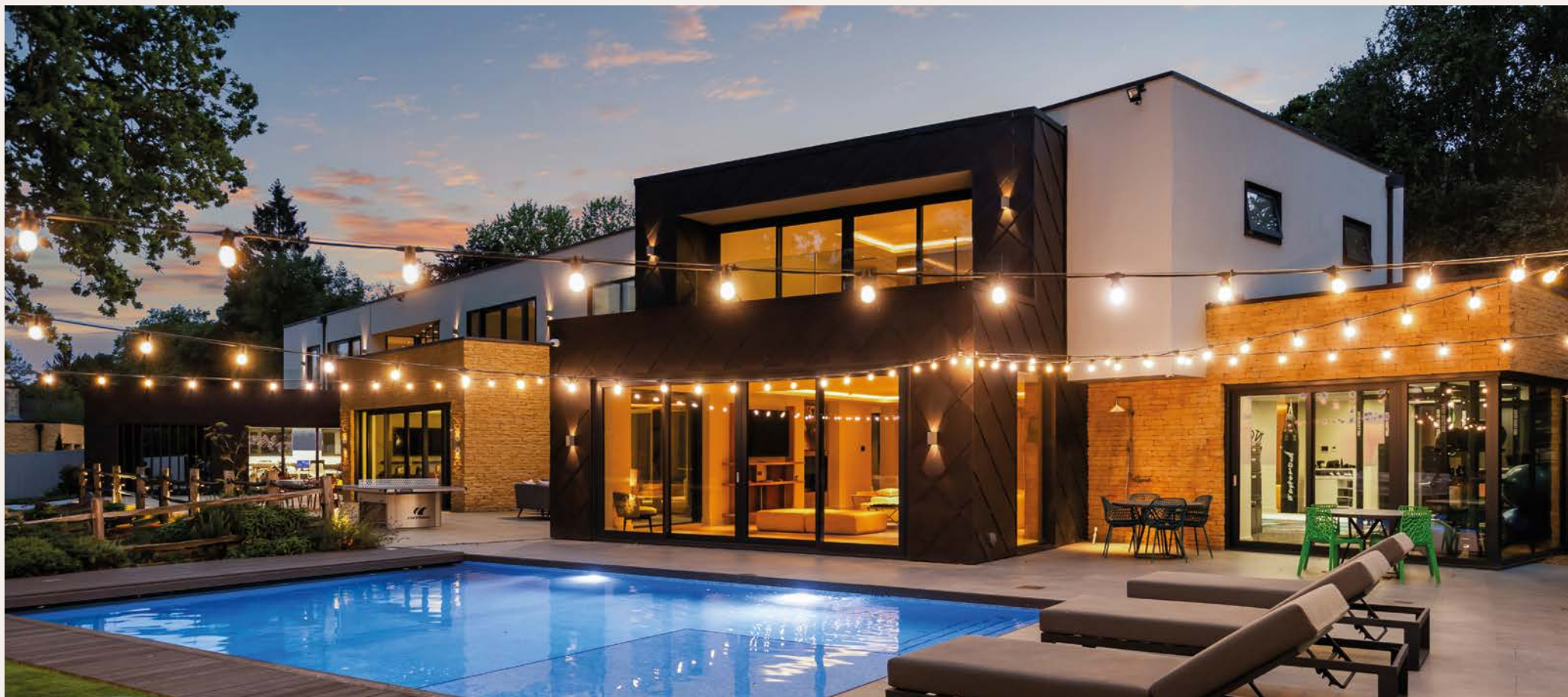




OAKFIELD RISE



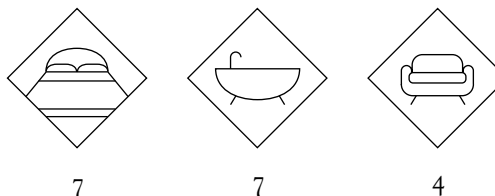
BATTLEDOWN • CHELTENHAM • GLOUCESTERSHIRE • ENGLAND

PRESENTED by STOWHILL ESTATES



Oakfield Rise combines cutting-edge design
with panoramic Cheltenham views, delivering
contemporary luxury in a private, tranquil setting.

Cheltenham town centre ½ mile / 0.8 km, Cheltenham Race Course 2 miles / 3.2 km,
Cheltenham Spa Railway Station 1.5 miles / 2.4 km, Cirencester ~18 miles / 29 km, Oxford ~50 miles / 80 km,
London ~100 miles / 160 km, Bristol ~50 miles / 80 km, Birmingham ~90 miles / 145 km



SUMMARY of ACCOMMODATION

THE HOUSE

Ground Floor: Entrance hall, Study, Utility room, Boot room, Galleried staircase, Kitchen/
breakfast room, Prep kitchen, Dining room, Drawing room, Sitting room, Cinema room, Gym

First Floor: Principal bedroom suite with dressing room, Four further bedroom suites,
Games room/bedroom six, Galleried reading area

COURTYARD APARTMENT

Kitchen/living area, Two bedroom suites

GARDEN and GROUNDS

Gated entrance, Private driveway, Six garages, Carport, Swimming pool, External kitchen, Bar,
Covered entertainment area, Terraces, Lawn, Astroturf sports area, Extensive rural views

OAKFIELD RISE • ASHLEY ROAD • CHELTENHAM • GL52 6NU
WHAT3WORDS: ///wash.fork.zeal





Discreetly positioned on Cheltenham's prestigious Battledown Estate, Oakfield Rise offers privacy, sweeping Cotswold views and effortless access to the town's renowned festivals, cultural scene and excellent schools.

Oakfield Rise is set on Ashley Road, one of the most sought-after addresses on Cheltenham's prestigious Battledown Estate. This private retreat offers tranquillity, security and sweeping views across the town and the rolling Cotswold hills.

Battledown is an exclusive gated estate less than a mile from Cheltenham town centre, home to a mix of elegant period residences and striking contemporary architecture sitting comfortably together amid an oasis of leafy calm.

In the heart of the Cotswolds, Cheltenham is a vibrant Regency Spa town blending rural charm with cosmopolitan energy and famed for its international festivals. These range from horse racing to food, jazz, literature and science.

The town also boasts a wealth of leading independent and state schools, including the outstanding Balcarras Academy School, Cheltenham College, Cheltenham Ladies' College and Dean Close.



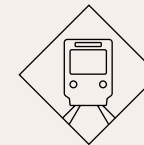
Cheltenham lies in Gloucestershire, within the Cotswolds Area of Outstanding Natural Beauty



Gloucestershire Airport (Staverton), just 20 minutes away, provides private jet and helicopter access. Birmingham, Bristol and Cardiff airports are all approximately an hour away.



The M5 offers direct links to Bristol, Birmingham and beyond, while the A40 connects Cheltenham to Oxford and London. Heathrow is just two hours away via the M4.



Cheltenham Spa station is a short drive, with regular services to London and Birmingham.



Just beyond the town, the North Cotswolds offer a wealth of picturesque villages, walking routes and country pubs to discover.

Oakfield Rise is a luxurious contemporary home where architectural vision, impeccable craftsmanship and cutting-edge technology combine to create a residence of exceptional distinction.

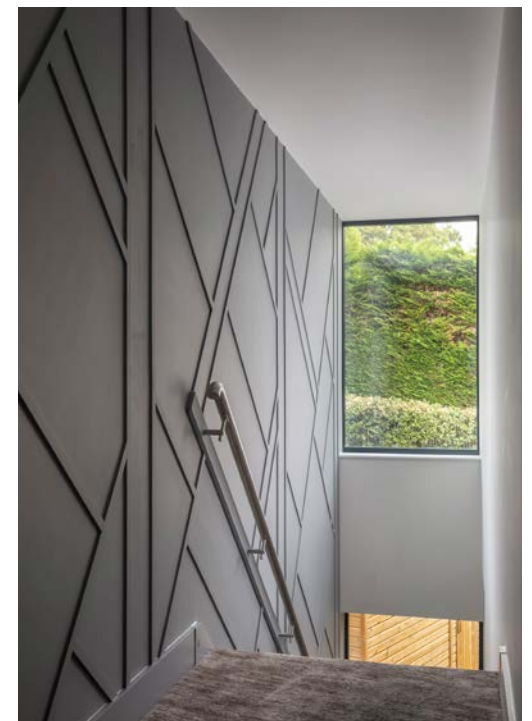
Designed with significant input from Coombes Everitt Architects of Cheltenham, Oakfield Rise features a bold exterior clad in KMETECU oxide diamond flat lock shingles, expertly installed to complement the elevated setting and sweeping views. Every detail reflects thoughtful design and enduring quality.

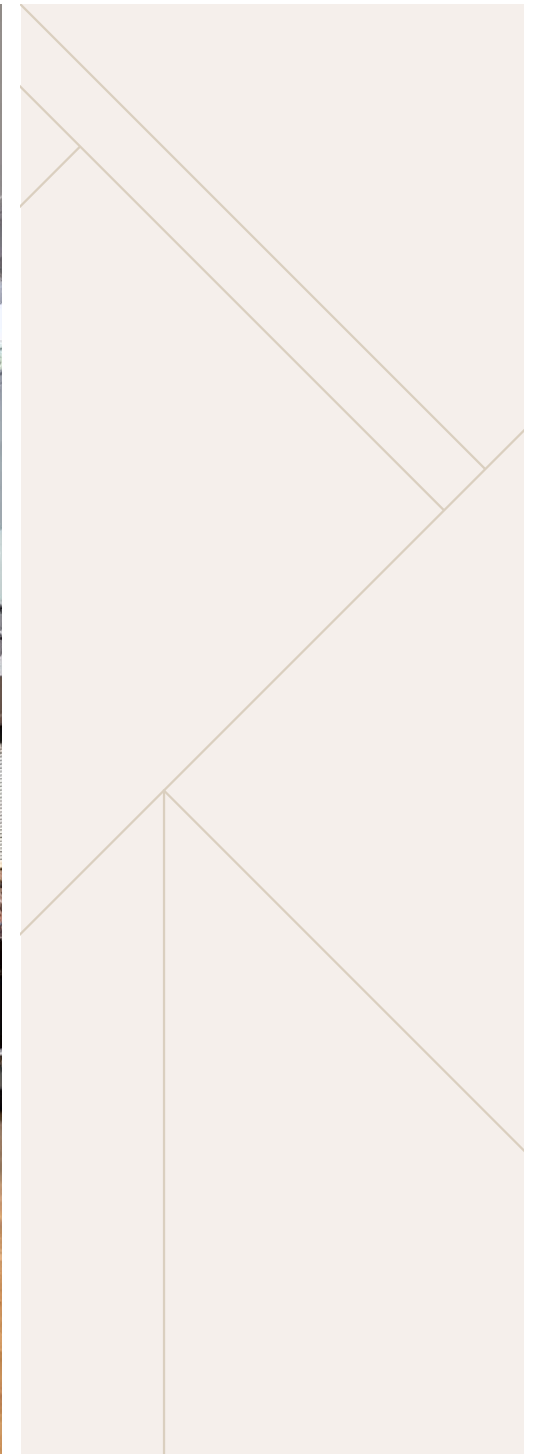
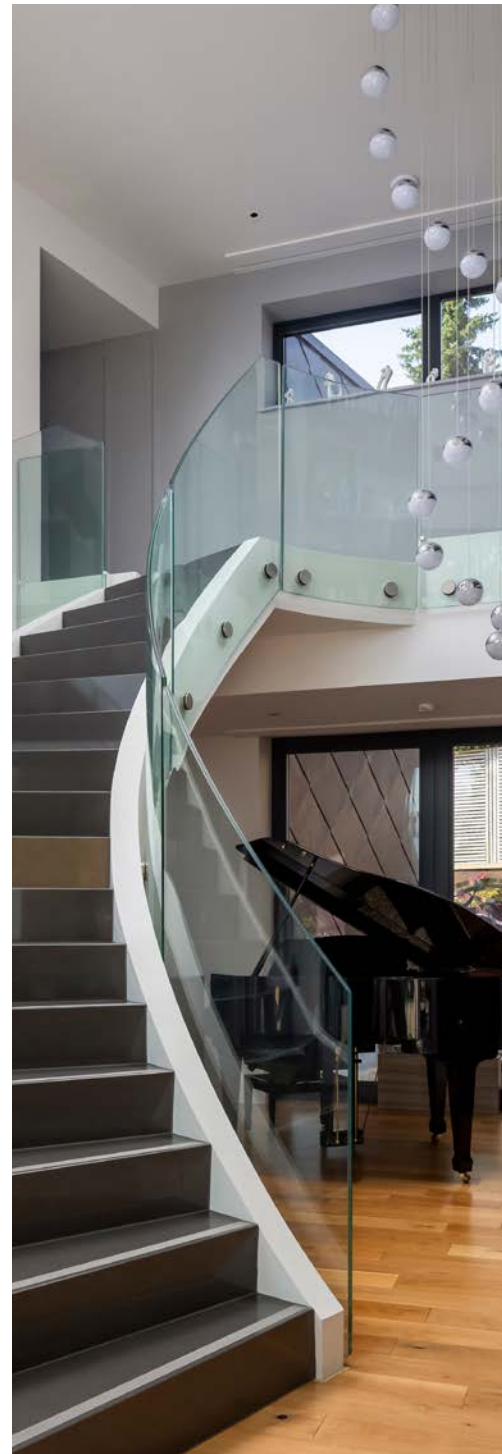
Inside, generous living spaces balance entertaining and relaxation. The state-of-the-art Seimatic kitchen with Gaggenau appliances anchors the home, while formal and informal reception rooms, quiet corners and terraces offer spaces for both lively gatherings and peaceful retreat.

The luxurious bedroom suites combine privacy, comfort and breathtaking vistas. A separate apartment provides flexible accommodation, heated independently for guests or extended family.

Every aspect of Oakfield Rise is seamlessly managed via a sophisticated building management and Control4 system, operating lighting, climate, music, security, CCTV and ANPR garage doors.

Underfloor heating and full air conditioning in key rooms, alongside music throughout the house and terraces, ensure effortless comfort in every season.

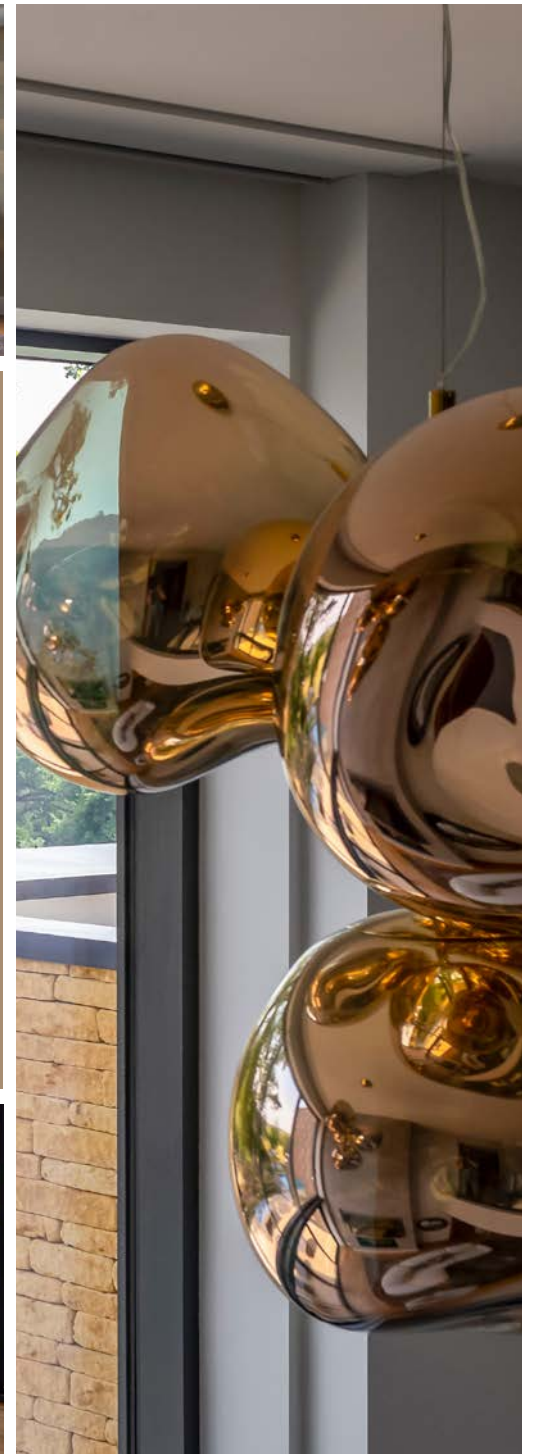






❖❖ Our scheme for Oakfield Rise embodies a contemporary, contextually responsive architecture that celebrates light, landscape and materiality.

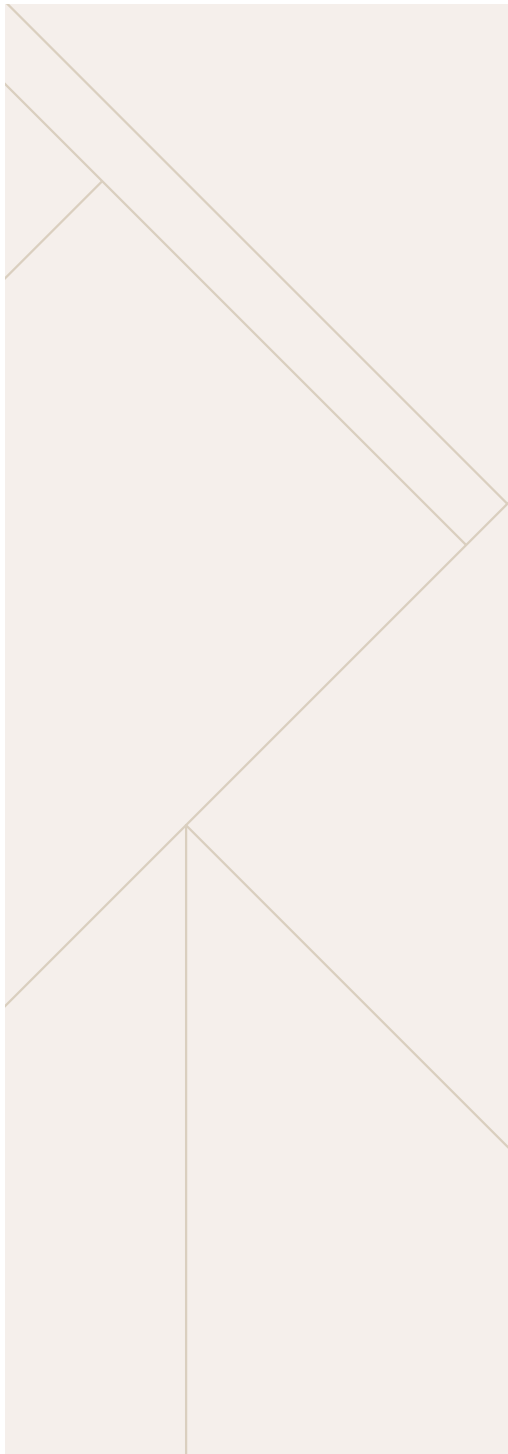
John Everitt
coombes : everitt architects, Cheltenham







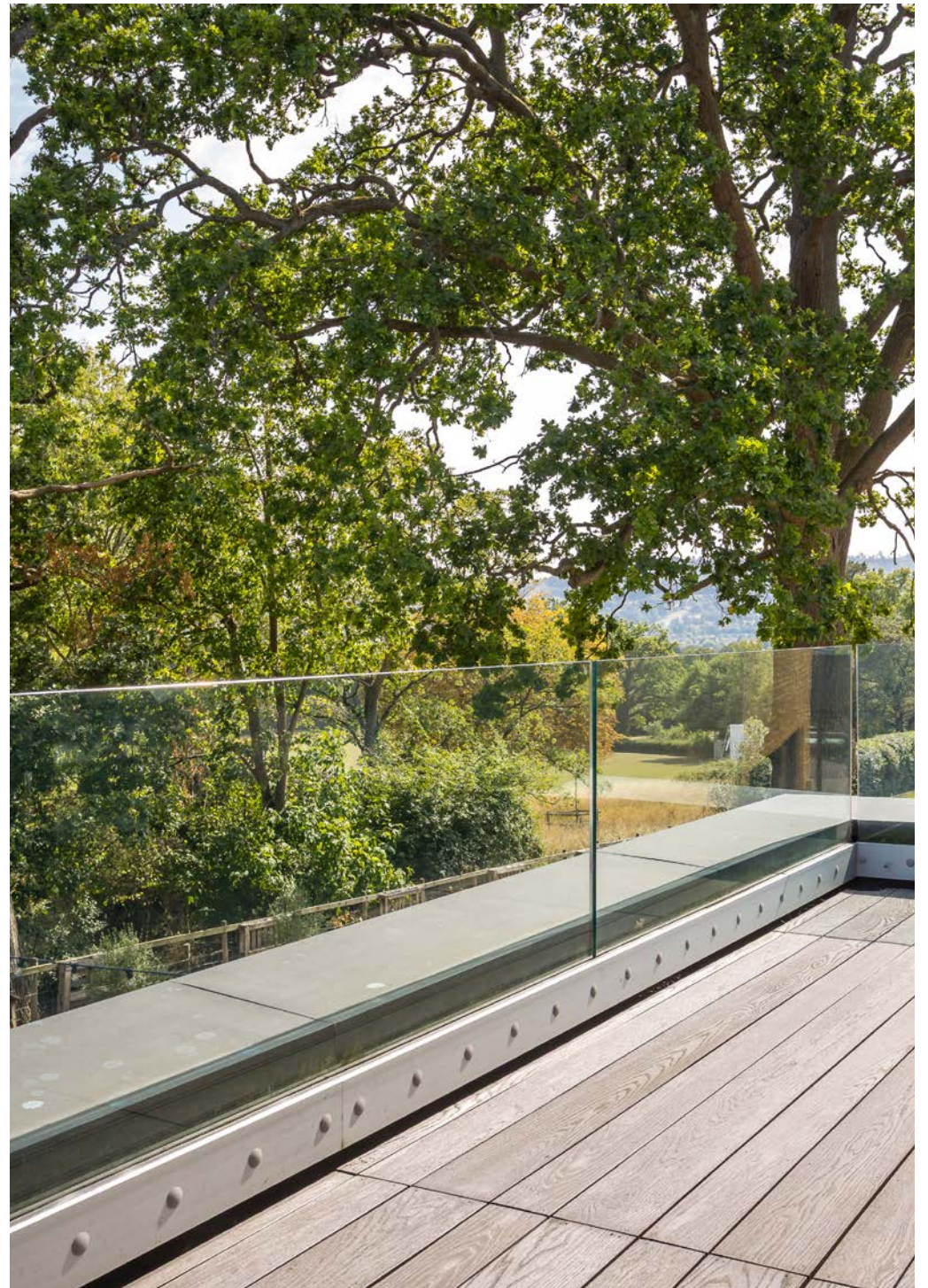


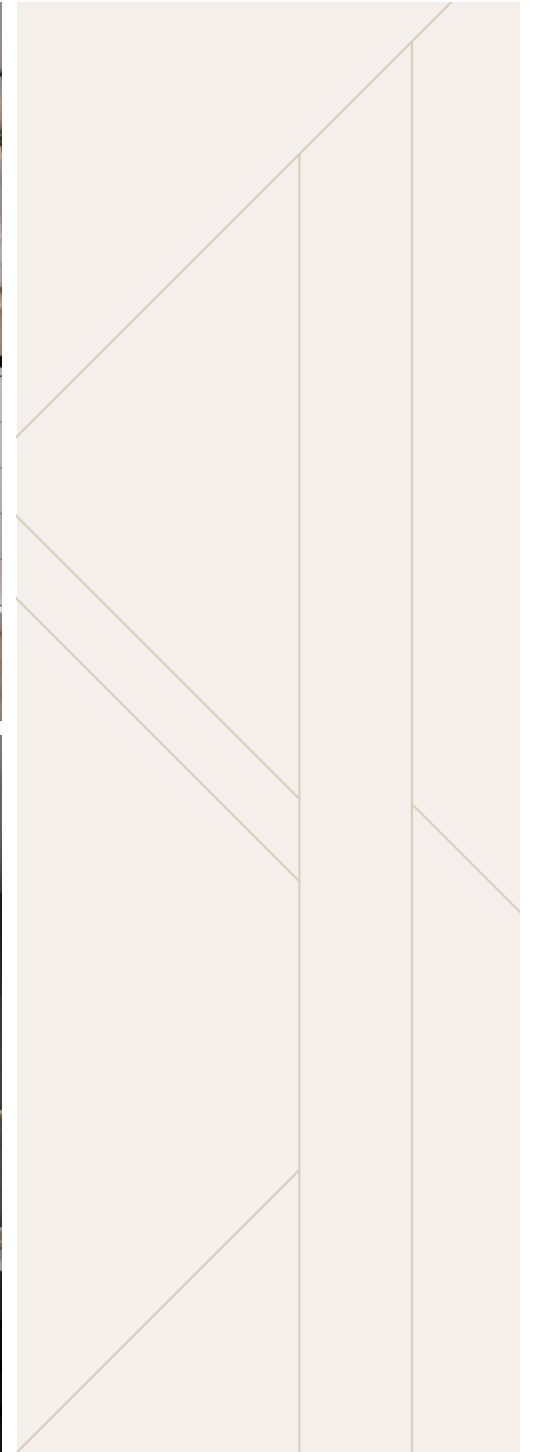




“ Design is harmony between
form, function and feeling.

Frank Lloyd Wright
Architect and master of harmonious design









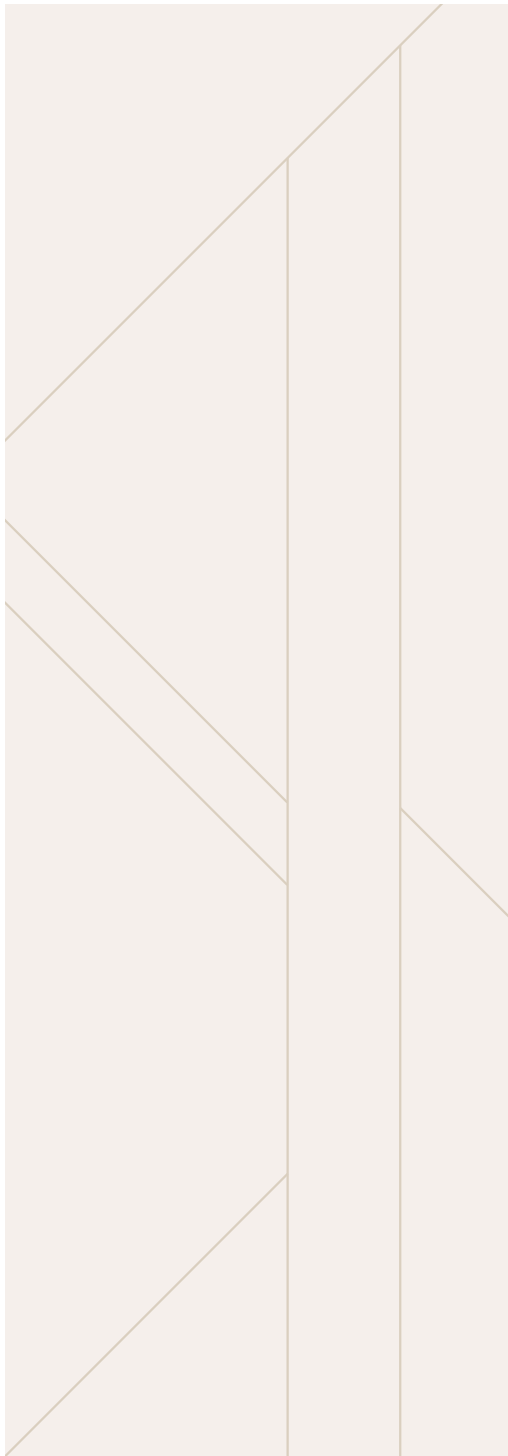
The pool terrace at Oakfield Rise is the ultimate outdoor living space, where considered design and enduring quality create a setting for every occasion.

An external kitchen establishes the heart of the space, finished with Atlas Plan Calacatta porcelain stone surfaces chosen for both elegance and resilience. Alongside, a bespoke horse trailer bar with advanced refrigeration and shelving provides a distinctive focal point for entertaining.

The covered entertainment area continues the theme of versatility, incorporating a flat screen, and this is complemented by a weatherproof outdoor table tennis and extensive space for seating and loungers.

Together, these features create an adaptable environment for family gatherings, quiet leisure or large celebrations. The terrace can accommodate different activities simultaneously, with zoned areas that flow seamlessly from one to another.

From the terrace, panoramic views extend across the landscape, offering a constant connection to the setting, while lighting and an integrated external sound system extend use into the evening. Every element is designed to balance relaxation and sociability.





At Oakfield Rise, the garden and grounds reflect the same design ethos as the house to create a perfect balance of comfort, tranquillity and wellbeing carefully woven into everyday living.

Set within a generous three-quarter acre plot, the gardens of Oakfield Rise provide a rare combination of open space, natural beauty and privacy. Mature oak trees and carefully planted shrubs lend a timeless sense of character, framing views that shift with the seasons. Whether basking in summer sunlight or wrapped in the soft quiet of winter, the grounds offer a true retreat.

Wildlife thrives here, attracted by the shelter and planting. Bees and butterflies bring life and colour to the garden, while the surrounding countryside ensures regular sightings of deer grazing nearby.

Every detail has been designed to balance leisure with wellbeing. The sweeping lawn gives way to an astroturf pitch; a versatile space for cricket, hockey or football practice. A fully-equipped gym with bi-fold doors opens directly onto the grounds, blending indoor fitness with the restorative benefits of fresh air.

For quieter moments, a gentle water feature can be found at the back of the house. The sound of trickling water creates a calming backdrop for rooms within, while the sense of seclusion allows you to unwind in complete peace.





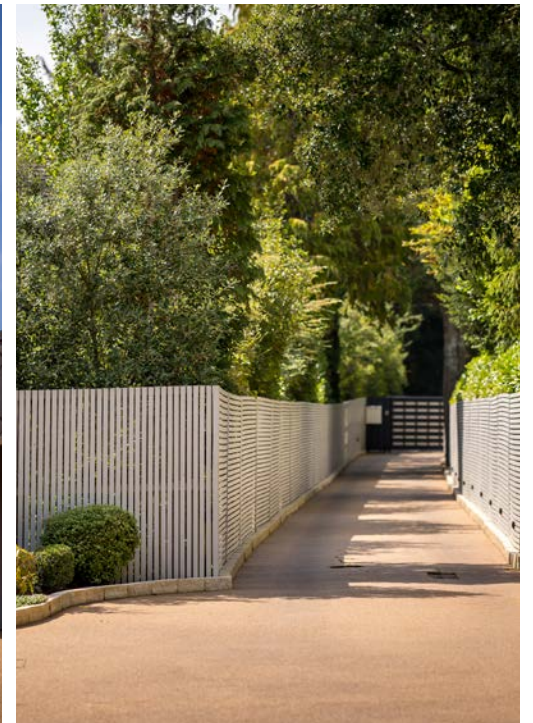
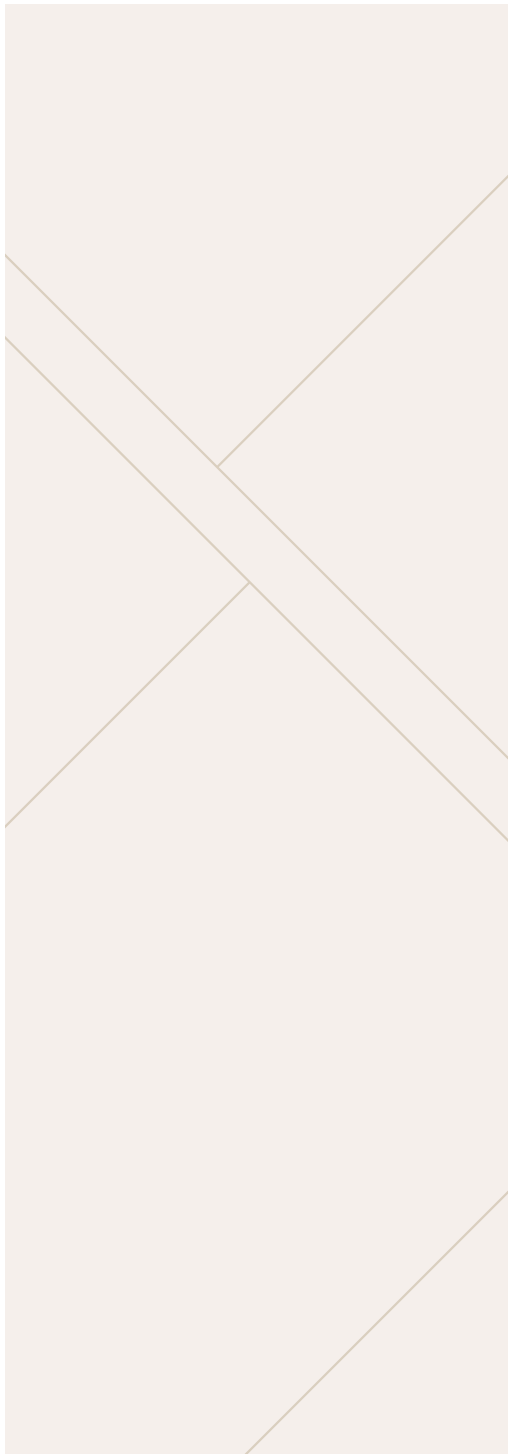


◊◊ A garden is not a place.
It's a journey.

Monty Don
Gardener and broadcaster









A discreet gateway opens to a tree-lined driveway leading to the private courtyard, where innovation, security and refinement meet in perfect balance.



Secure gates open to a private driveway, leading to a courtyard designed to combine seclusion with sophistication. The generous layout within provides both convenience and elegance creating a space where arrival feels considered and calm.

Six individual garages line the courtyard, each fitted with intelligent technology. Number-plate recognition allows the correct door to open seamlessly as you approach, creating an effortless welcome. Every detail is tailored for ease, reflecting the modern demands of discerning living while preserving a sense of understated luxury. Practicality continues with a covered car

port, complete with an electric charging unit and a dedicated wash area. Whether hosting a collection of vehicles or simply ensuring day-to-day readiness, the facilities provide a reassurance of care and security with the same attention to detail as the rest of the home.

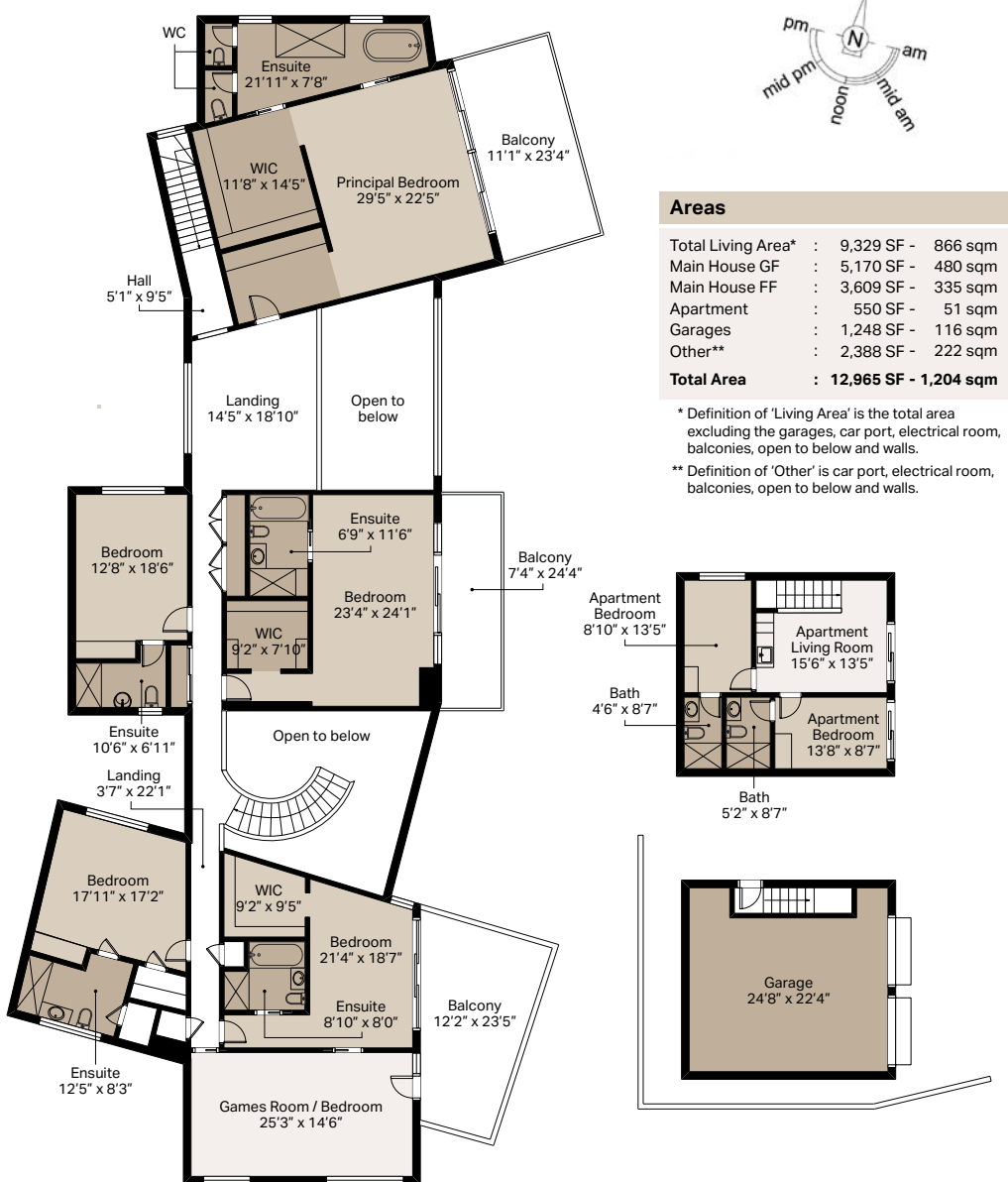
Completing the courtyard is a self-contained apartment, designed with versatility in mind. Featuring two bedroom suites and a well-proportioned kitchenette and living room, it offers privacy and independence for guests, extended family or staff. Elegant yet practical, Oakfield Rise has been designed to anticipate every need.

FLOOR PLANS



GROUND FLOOR

This floor plan, including furniture, fixture measurements and dimensions, are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



FIRST FLOOR

Areas

Total Living Area*	: 9,329 SF - 866 sqm
Main House GF	: 5,170 SF - 480 sqm
Main House FF	: 3,609 SF - 335 sqm
Apartment	: 550 SF - 51 sqm
Garages	: 1,248 SF - 116 sqm
Other**	: 2,388 SF - 222 sqm
Total Area	: 12,965 SF - 1,204 sqm

* Definition of 'Living Area' is the total area excluding the garages, car port, electrical room, balconies, open to below and walls.

** Definition of 'Other' is car port, electrical room, balconies, open to below and walls.



Main house:
Air-source heat pump and air-conditioning, solar panels

Courtyard apartment:
Mains gas

EPC rating: A

Mains drainage

Fibre broadband

Integrated Control4 smart home system

Seimatic kitchen fitted with Gaggenau appliances

Local authority:
Cheltenham Borough Council

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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For further information contact Stowhill Estates.

Stowhill Estates is a prestigious estate agency specialising in the sale of unique homes in The Cotswolds, Gloucestershire, Oxfordshire, Wiltshire and The Home Counties.

With an expert team that combines local knowledge and a refined understanding of the luxury property market, Stowhill Estates offers a personalised service tailored to discerning clients seeking exceptional homes in the UK's most sought-after regions.



Scan the QR code or contact Rosanagh at the Stowhill Estates team to arrange a viewing.

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CHELTENHAM | NORTH COTSWOLDS