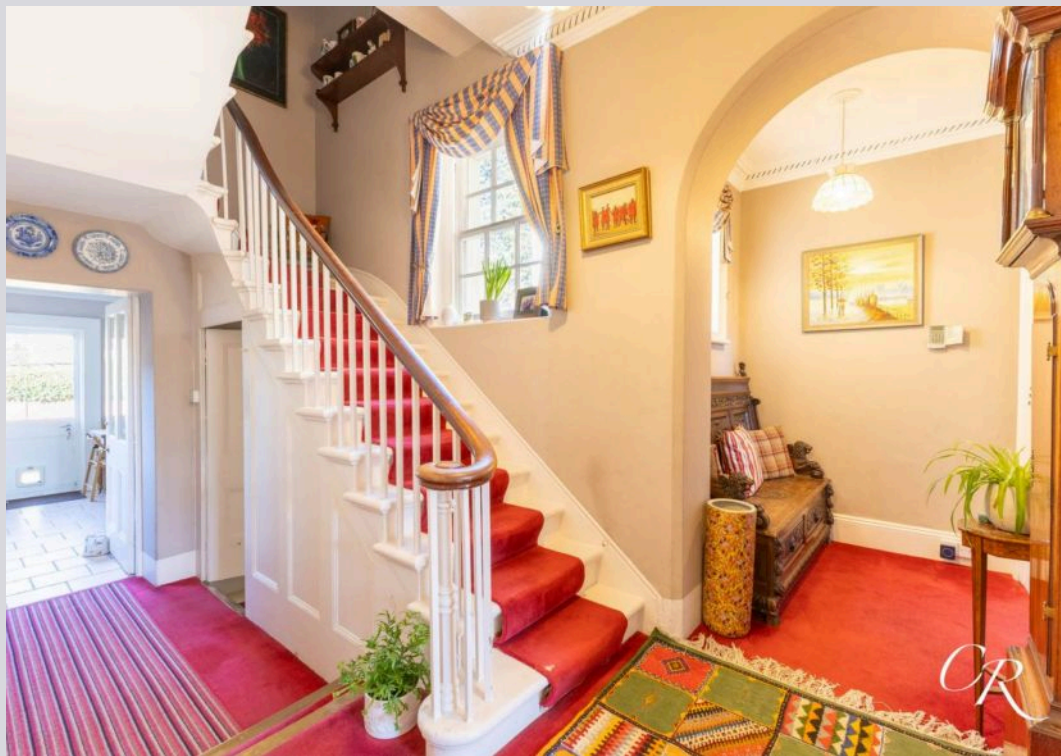




Battledown Approach, Battledown, GL52 6QZ

CR  
Guide Price £1,250,000









CR



## 2 Battledown Approach

Battledown, GL52 6QZ

**Council Tax Band:** F

**Tenure:** Freehold

- Georgian Semi Detached Home
- Within Easy Reach Of The Town Centre
- Six Bedrooms
- Period Features Throughout
- Beautifully Landscaped Secluded Walled Garden
- Private Driveway Parking







CR

Situated within the exclusive Battledown area, this distinguished six-bedroom, three reception room, Georgian semi detached property offers a harmonious blend of period grandeur and contemporary comfort. Set within landscaped gardens and within easy reach of the town centre, this remarkable home is an exceptional opportunity to acquire a property of historical significance and timeless elegance. This versatile accommodation is arranged over three floors:

**Ground Floor: Porch:** The entrance porch provides a useful access point, leading into the main entrance hall. **Entrance Hall:** A welcoming and spacious hallway sets the tone for this exquisite home, featuring charming period details that reflect the heritage of the Georgian era.

**Sitting Room:** A magnificent and light-filled sitting room, boasting sweeping Georgian windows, high ceilings, and an elegant fireplace. This impressive space is perfect for both relaxation and entertaining.

**Dining Room:** An exquisite formal dining room, rich in period charm, ideal for hosting intimate dinners or grand occasions.

**Kitchen:** The light and bright kitchen features tiled flooring, sleek wooden cabinetry, and stylish countertops. There is ample space for a range cooker and a breakfast table, with direct access to the rear garden.

**First Floor: Principal Bedroom: (Bedroom One)** A luxurious principal suite, offering a beautifully proportioned bedroom with rear aspect views creating a private sanctuary within the home.

**Bedroom Two & Bedroom Three:** Overlooking the front of the property are two further well-sized jack and jill bedrooms, each retaining classic period detailing while offering ample space and flexibility. **Bedroom Four:** Situated at the rear of the property is the fourth bedroom to grace this floor with plenty of space for a double bed. **Family Bathroom:** A sophisticated family bathroom, featuring elegant fixtures and high-quality finishes, serving the upper floor accommodation with style and comfort.

**Separate WC:** Adding to the convenience of this impressive home, a separate WC ensures functionality for family and guests alike. **Lower Ground Level:** This level could potentially be turned into a self contained apartment or be used as an annexe for visiting friends and family benefiting from its own entrance.

**Porch & Storage:** The side entrance porch provides a useful secondary access point, leading to a handy storage room, ideal for outdoor equipment.

**Bedroom Six / Snug:** A versatile space, currently arranged as a snug or additional bedroom, offering a cosy retreat with original features and a peaceful atmosphere.

**Reception Room / Office:** An elegant and well-proportioned room, perfect as a home office or additional bedroom, benefiting from ample natural light and period charm as well as a log burning fire.

**Bedroom Five:** A spacious double bedroom, featuring classic Georgian proportions and an inviting ambiance.

**Shower Room:** Conveniently located, this modern shower room serves the ground floor, providing contemporary fittings and a stylish finish.

**Utility Room:** A practical and well-equipped utility room, offering additional storage and workspace, with direct access to the garden.

**Garden:** The landscaped rear garden provides a tranquil retreat, perfect for relaxation and outdoor entertaining. Thoughtfully designed to complement the home's period elegance, it offers picturesque seating areas and mature planting, creating a beautiful and private oasis.

**Garage & Outbuilding:** A separate garage and storage area provide excellent space for vehicles, tools, or additional household items, ensuring practicality meets convenience.

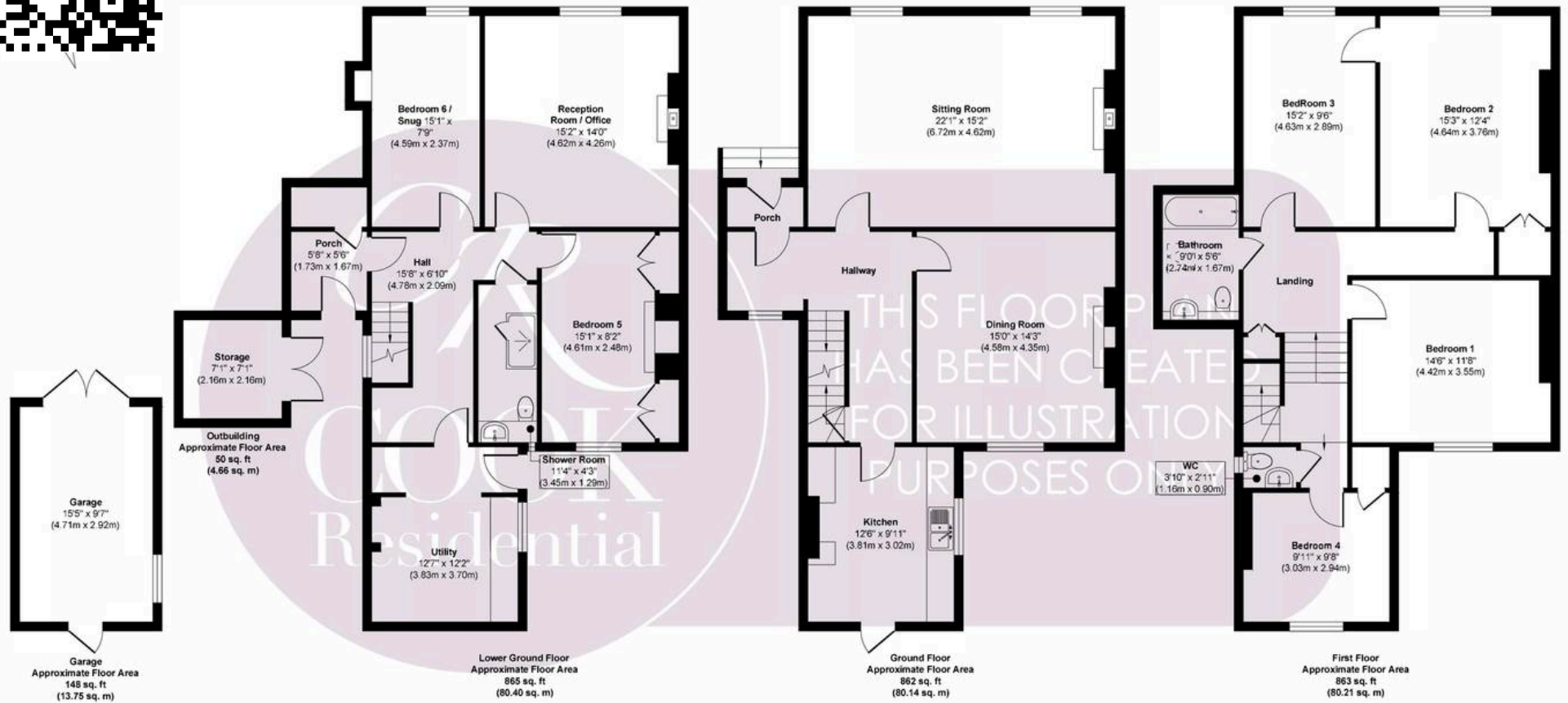
**Parking:** To the front, a private driveway provides ample parking, enhancing the practical appeal of this stunning townhouse.

**Council Tax Band:** F

**Tenure:** FreeholdViewings are strictly by appointment only. Please contact Cook Residential to arrange your exclusive tour.

**Location:** Positioned within the highly sought-after Battledown area, this exceptional home benefits from easy access to Cheltenham's vibrant town centre. With renowned schools, boutique shopping, fine dining, and stunning parks nearby, the location offers the perfect balance of town convenience and peaceful living.

All information regarding the property details, including its Freehold status, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Approx. Gross Internal Floor Area 2788 sq. ft / 259.16 sq. m (Including Storage & Garage)  
Approx. Gross Internal Floor Area 2590 sq. ft / 240.75 sq. m (Excluding Storage & Garage)

Produced by Elements Property







## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.