



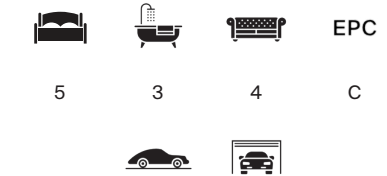
CHESTNUT HOUSE

Ashley Road, Cheltenham GL52 6PH



CHESTNUT HOUSE

An elegant five-bedroom family home set with the prestigious Battledown Estate with spacious interiors, landscaped gardens, and versatile living spaces.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £2,600,000



CHESTNUT HOUSE

Chestnut House is an elegant and substantial detached residence, set within beautifully maintained gardens in one of Cheltenham's most desirable locations. Offering approximately 3,470 sq ft of accommodation (or 4,163 sq ft including the outbuilding), this impressive home combines classic architectural charm with generous, light-filled interiors.

The property is approached via a sweeping driveway framed by mature trees and landscaped planting, creating a sense of privacy and grandeur. The handsome façade features traditional brickwork, decorative timber detailing, and large bay windows, all contributing to its timeless appeal.





LIVING

Inside, the accommodation is thoughtfully arranged for family living and entertaining.

The spacious kitchen/dining room forms the heart of the home, complemented by a formal reception room with a feature fireplace and a family room





UPSTAIRS

Upstairs, there are five generous bedrooms, including a principal suite with its own balcony overlooking the gardens.

The remaining bedrooms offer flexibility for family, guests, or home working.





LOCATION

Externally, the property enjoys a large level lawn bordered by mature trees and shrubs, creating a tranquil setting for outdoor dining and relaxation. A studio and garage provide further versatility.

Battledown is one of Cheltenham's most prestigious residential areas, renowned for its exclusivity, privacy, and beautifully landscaped surroundings. Situated on the eastern edge of the town, this sought-after enclave offers a tranquil setting with tree-lined avenues, large plots, and elegant period and contemporary homes. Residents enjoy a peaceful environment while being just moments from Cheltenham's vibrant town centre, with its excellent shopping, dining, and cultural attractions. The area is also well placed for outstanding schools, including Cheltenham College and Dean Close, and offers convenient access to the Cotswolds and major transport links.



We would be delighted
to tell you more.

Nick Chivers
01242 246959
nick.chivers@knightfrank.com

Knight Frank Cheltenham
123 Promenade
Cheltenham GL50 1NW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated Dec 2025. Photographs and videos dated Dec 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.