

# CARINYA STANLEY ROAD

BATTLEDOWN, CHELTENHAM, GLOUCESTERSHIRE, GL52 6QD





Occupying a peaceful and private elevated position, set back from Stanley Road, Carinya forms part of the highly regarded Battledown Estate, a historic Victorian estate renowned for its exclusivity, proximity to outstanding schools, nearby amenities and access to open countryside. Despite its tranquil setting, the property remains conveniently located within easy reach of the town centre, approximately a 20 minute walk or 10 minute drive.

Designed by the highly respected local architect Roger Dyer, the house is thoughtfully positioned within its half-acre plot so that all principal rooms enjoy views across the gardens, maximising its desirable south-westerly aspect.

Owned by the same family since its construction in 1974, the property has been well maintained and thoughtfully updated in recent years to create a modern, contemporary feel. It is presented in good condition throughout and offers clear potential for enlargement if required, subject to the necessary consents, enhancing what is already an exceptional family home.

Internally, the accommodation is beautifully arranged with a strong emphasis on natural light. At the heart of the home is an sizeable 25ft contemporary kitchen/dining/family room featuring a central island with breakfast bar, an extensive range of modern units, and bi-fold doors opening onto the south-westerly facing garden, ideal for both everyday living and entertaining.

Additional ground floor accommodation includes a reception hall with cloakroom, a cosy snug/home office, a useful bathroom off the kitchen, and a stunning drawing room with a vaulted wooden ceiling, feature fireplace, and a large corner picture window offering far-reaching views across the town and its own garden.

The first floor provides four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, while the remaining three bedrooms offer excellent flexibility for family life or home working. A well-appointed shower room and generous landing storage complete the accommodation.

The property is approached via a sweeping driveway leading to a large double garage and ample parking. The gardens are a particular highlight, private and thoughtfully arranged over two tiers incorporating a spacious paved terrace with a swimming pool, extensive lawned areas ideal for recreation, and an exceptional garden room/home office. A covered, heated entertaining area further enhances the outdoor space, all enclosed by mature trees providing a high degree of privacy and a peaceful setting.



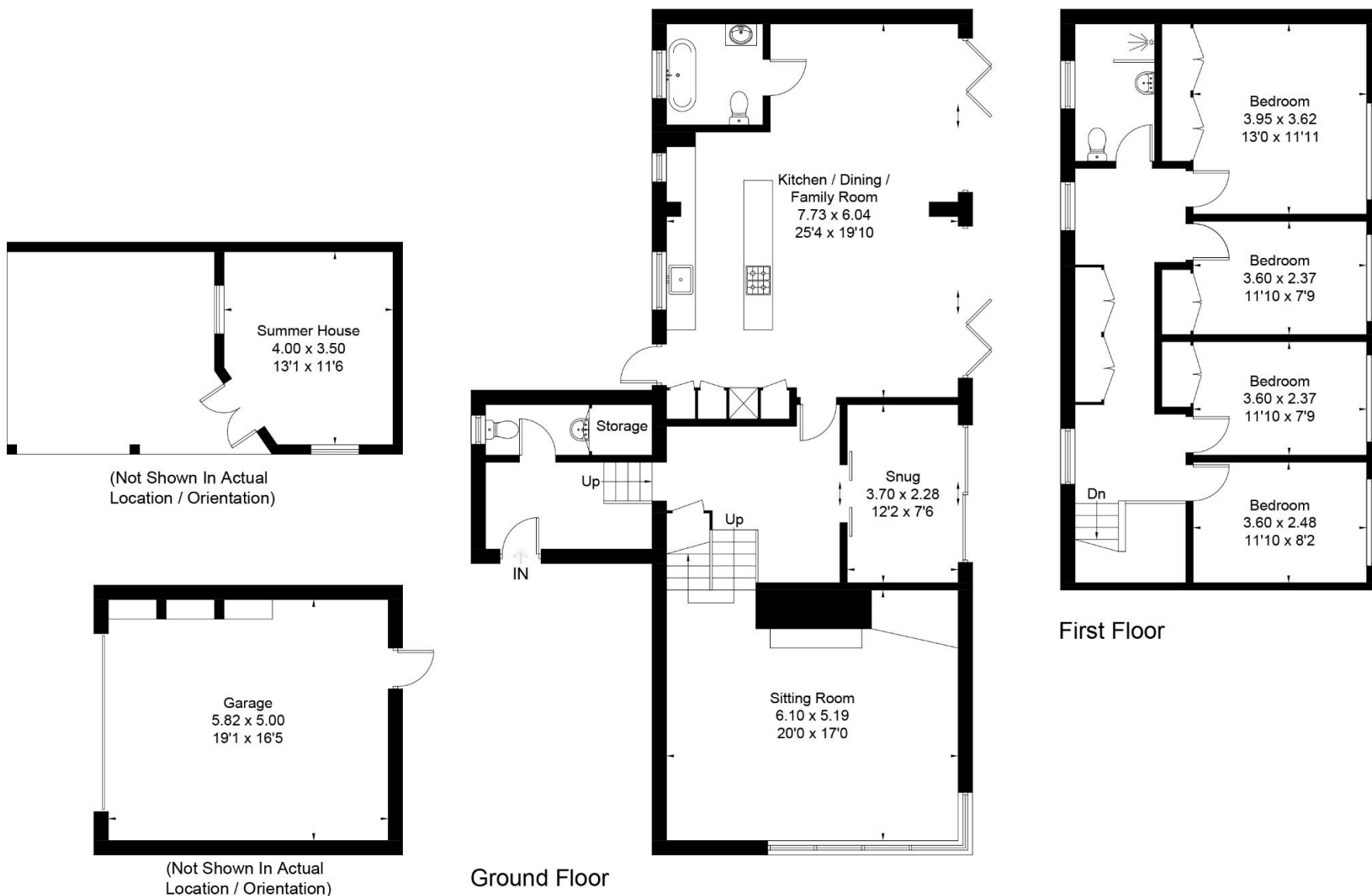
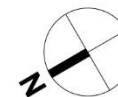


Approximate Area = 185.1 sq m / 1992 sq ft

Garage = 29.1 sq m / 313 sq ft

Summer House = 13.1 sq m / 141 sq ft

Total = 227.3 sq m / 2446 sq ft





#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.

#### **BATTLEDOWN ESTATE CHARGE**

2026 £450.00 p.a

#### **COUNCIL TAX**

Tax Band (G) - £3,656.27pa. 2025/2026.

#### **EPC RATING**

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#### **PRICE**

£1,425,000

#### **VIEWINGS**

Strictly by prior appointment through Charles Lear & Co.  
on 01242 222722

#### **Charles Lear & Co.**

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW  
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

