

ORCHARD LAWN, 2 BATTLEDOWN APPROACH

CHELTENHAM, GLOUCESTERSHIRE, GL52 6QZ





This elegant Regency villa stands on a desirable road on the edge of the prestigious Battledown Estate deemed one of the town's most desirable residential addresses.

Dating from 1826 the property is understood to be one of the earliest homes built on the road, a much loved home for the last twenty three years the property offer versatile accommodation arranged over three floors and displays many hallmarks of its architectural heritage including beautifully proportioned rooms, exceptional ceiling heights and an abundance of original features such as fine decorative plasterwork ceilings, floor to ceiling sash windows in the drawing room, an impressive marble fireplace creates a striking focal point in the room, the original stone cantilevered staircase runs through the house and the lower floor retains the original flagstone floor.

Entering the property into the reception hall stairs rise to the first floor, the sitting room, welcoming space, is positioned at the front of the property, there is also a dining room, ideal for entertaining and at the rear a modern practical kitchen, large enough for a breakfast table, provides access to the properties beautifully maintained and created garden.

On the lower ground floor are three generous reception rooms, two of which are presently utilised as bedrooms, whilst the third provides an excellent home office, in addition there is a traditional second kitchen/utility room with access to a courtyard, a modern shower room concludes the lower floor creating ideal ancillary living suited to guests, independent living or Air B&B. A pedestrian door leads a useful covered boot area with a flight of stone steps to the garden and a large recessed storage void.

On the mezzanine there is a cloakroom and single bedroom with a view of the garden, the first floor comprises of three double bedrooms, two of which are interconnecting, and a family bathroom with a sunken bath.

Externally the front and rear gardens are a delight, beautifully stocked and the picturesque rear walled garden provides a pretty setting with mature planting enhancing the sense of charm. Furthermore the former garage provides useful storage and at the side is valuable off road parking for two vehicles.

While impeccably liveable in its current form, the house presents an opportunity for sympathetic modernisation and potential enlargement at the rear, subject to the necessary consents, enabling an incoming purchaser the opportunity to create a home personally tailored to their own requirements.





2 Battledown Approach

Approximate Gross Internal Area = 240.7 sq m / 2590 sq ft
Outbuildings = 18.3 sq m / 198 sq ft
Total = 259.0 sq m / 2788 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313676)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are Connected to the property. There is a residents WhatsApp group in operation on the road and the property is located less than a minute from Holy Apostles Primary School.

COUNCIL TAX BAND

Band (F) - £3,484.12 p.a. 2026/2027.

EPC RATING

Current: D – 56.
Potential: D – 85.

PRICE

£1,175,000

VIEWINGS

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

Charles Lear & Co.

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