



## 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.



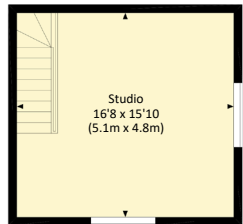




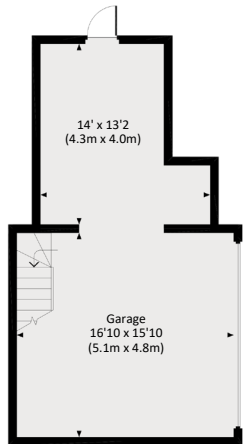
# CHESTNUT HOUSE, ASHLEY ROAD, GL52

Approx. gross internal area 3470 Sq Ft. / 322.4 Sq M.

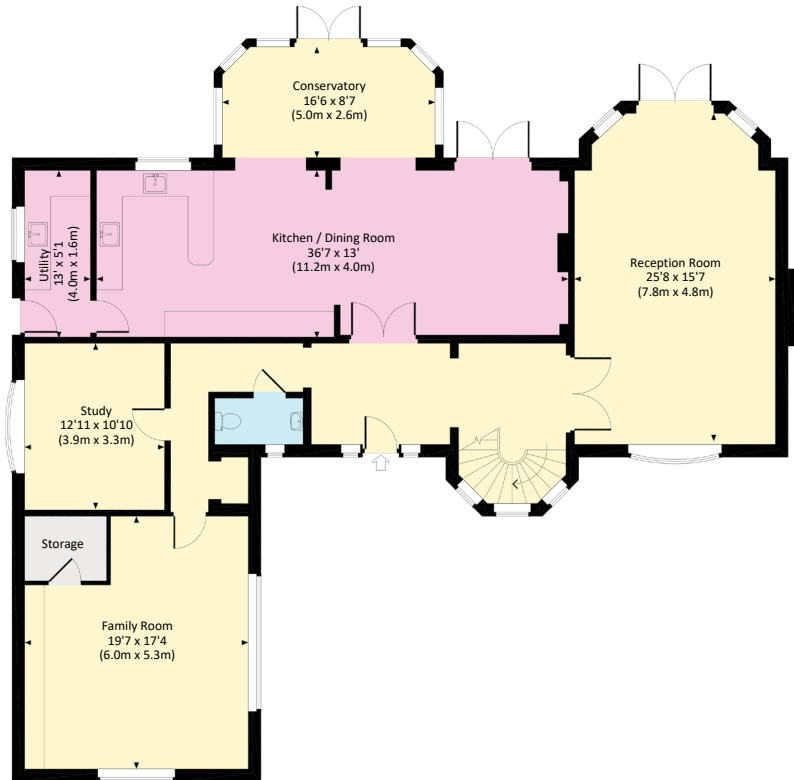
Approx. gross internal area 4163 Sq Ft. / 386.8 Sq M. Inc. Outbuilding



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