



BATTLEDOWN  
LAWN

Battledown Lawn, 123 Hales Road, Cheltenham

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# A substantial Grade II Listed period home on the popular Hales Road.

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## Description

Battledown Lawn is an enchanting and substantial detached period villa, boasting the distinguished Grade II listing, set amidst expansive and well-established gardens spanning nearly half an acre. Conveniently situated within easy reach of Cheltenham's town centre and a wealth of local amenities. This residence exudes an abundance of character, with generously proportioned living space measuring an impressive 4,290 square feet, thoughtfully arranged across two levels. The property also benefits from an adjacent self-contained one-bedroom annexe, which includes a fully-equipped kitchen, a spacious 23-foot sitting room, a bathroom, and a 16-foot bedroom. Inside the main house, you'll find versatile living spaces that currently encompass six bedrooms. The primary bedroom suite features a substantial en suite shower room, while a separate family bathroom serves the remaining bedrooms. The ground floor is graced by a magnificent 28-foot drawing room, adorned with a charming fireplace and double aspect windows that offer delightful views of the front garden. The dining room is equally impressive at 25 feet, overlooking the lush garden, and showcasing another elegant fireplace. The 25-foot kitchen/breakfast room provides an excellent canvas for personal enhancement and includes an adjacent utility room. A cloakroom and a 17-foot study with a splendid bay-fronted window complete the ground floor. The outdoor space encompasses 0.4412 acres, featuring a spacious driveway leading to a forecourt area and open garaging with a handy adjacent storage facility. The gardens are truly exceptional, boasting an array of mature trees, an expansive lawn, and a charming summer house, making it a delightful hallmark of this remarkable property.









## Location

This charming residence is discreetly set back from the road and offers the convenience of secure gated off-road parking for multiple vehicles. It is ideally located within walking distance of everyday amenities and renowned educational institutions, such as Holy Apostles Primary School and Berkhamstead Preparatory School. A leisurely stroll of approximately twenty minutes will take you to the town centre, Pittville Park, and the historic Grade I\* listed Pump Rooms. Additionally, this property enjoys easy access to some of the town's most picturesque open countryside on Cleeve Hill, which is recognized as the highest point in the Cotswolds. Other nearby attractions include the General Hospital, an outdoor Lido, and swift access to the A40, providing a gateway to the Cotswolds, Oxford, and London.

## Property Information

**Tenure** Freehold

**Services** All mains services connected

**Local Authority & Council Tax Band** Cheltenham Borough Council

Tax Band G







**Approximate Gross Internal Floor Area**

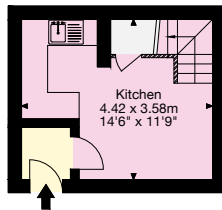
**Main House: 292 sq.m / 3,144 sq.ft**

**Flat: 80.2 sq.m / 864 sq.ft**

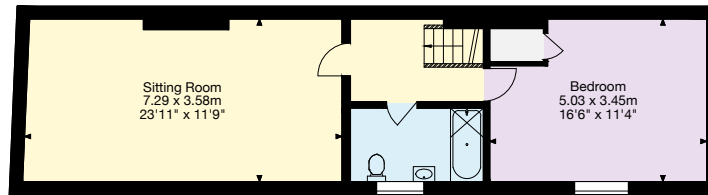
**Outbuilding: 40.2 sq.m / 433 sq.ft**

**Total Area: 412.5 sq.m / 4,441 sq.ft**

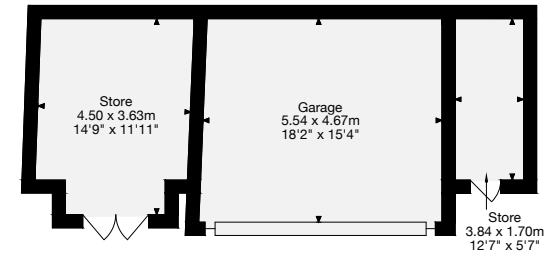
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



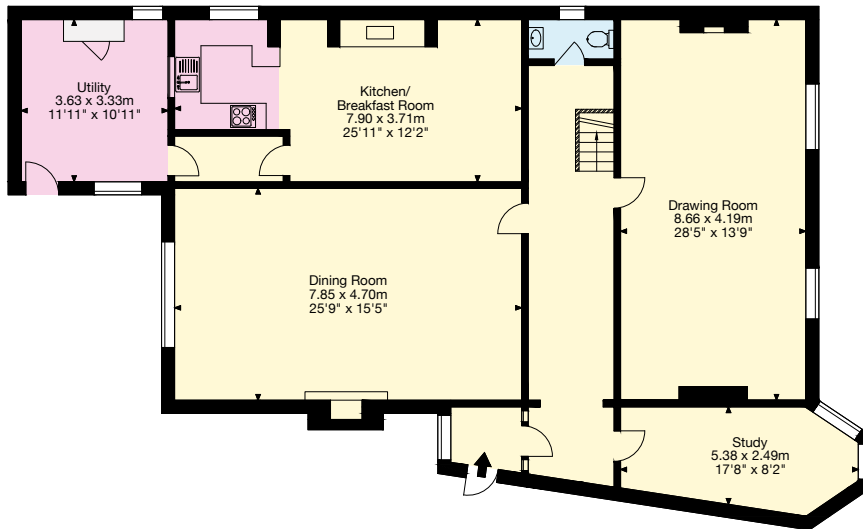
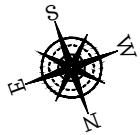
Flat Ground Floor



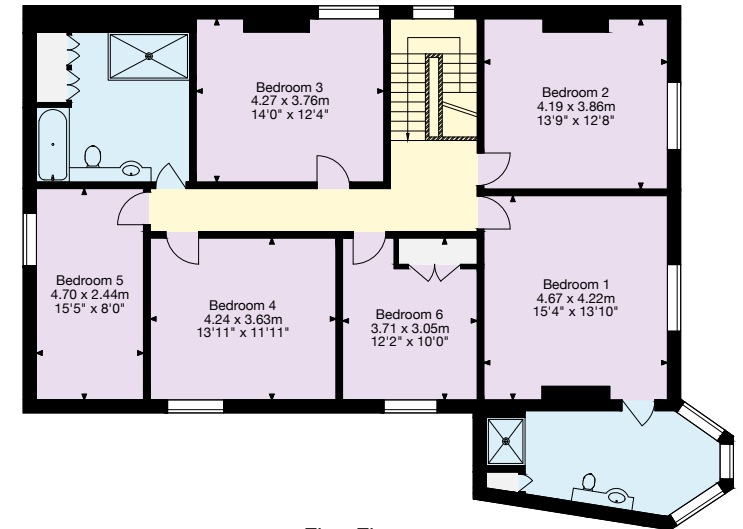
Flat First Floor



Outbuilding



Ground Floor



First Floor

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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.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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