



WOODLANDS, OAKLEY ROAD, GL52 6PA



# A STUNNING FAMILY HOME

Elevated above Oakley Road with panoramic westerly views, Woodlands is a delightful family home, extended and improved by the current owners, now offering over 5000 sq ft of bright, generously proportioned accommodation.



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Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £2,500,000



## LIVING

The house is reached via a sweeping drive with ample parking and access to the double garage.

Inside, the spacious reception hall opens to the dining room, which in turn opens directly to the living room via two small steps; these rooms combine to create a wonderful entertaining space. Beyond this lovely area is a family/media room with sliding glazed doors to a private side terrace and an internal door to a study with fitted furniture. The kitchen is towards the rear and was recently refitted with quality matching cabinets by 'Schmidt' Kitchens, integrated appliances and 'Dekton' worktops. A central island creates a natural divide from the breakfast area, which has ample space for a large family dining table and sliding patio doors opening to the rear terrace. At the other end of the kitchen, an internal door leads to the garage and on to the large, fully fitted utility room/laundry.









## BEDROOMS AND BATHROOMS

Upstairs the impressive accommodation continues in style, totally remodelled by the current owners to create five bedrooms suites. The principal suite is situated to overlook the rear garden, there is a dressing room as well as a walk through wardrobe and a full ensuite bathroom with separate shower.

The rest of the bedrooms all have ensuite facilities, those to the front enjoying, enhanced views towards the Malvern Hills and two of the three having dressing areas.

On the top floor the last of the bedrooms has a shower room ensuite, dressing area and plenty of eaves storage.







## OUTSIDE

Outside the rear of the house is surrounded by an immaculate stone terrace with steps rising to the lawns and beautiful outdoor pool area. The gardens are well stocked with mature planting and surround a large area of gently sloping lawns. The swimming pool is a particular feature of Woodlands, heated from an independent gas boiler and using an 'intellipool' system to control water quality remotely. The pool has an integrated, insulated cover which is electrically operated and provides an extra level of safety for young children. There is also an adjacent large timber summer house which is home to the pool plant system and provides ample storage space for garden furniture etc.

The double garage has an automated roller door, power and light.





## LOCATION

Battledown is one of Cheltenham's most desirable locations, set on the edge of the Cotswolds Area of Outstanding Natural Beauty. Known for its green, countryside feel and peaceful wooded backdrop, the Battledown Estate lies just 1.5 miles from Cheltenham town centre and close to major communication links. Established in 1859 to combine fine views from Battledown Hill with proximity to Cheltenham, it is now recognised by the Borough Council as an important landscaped area.

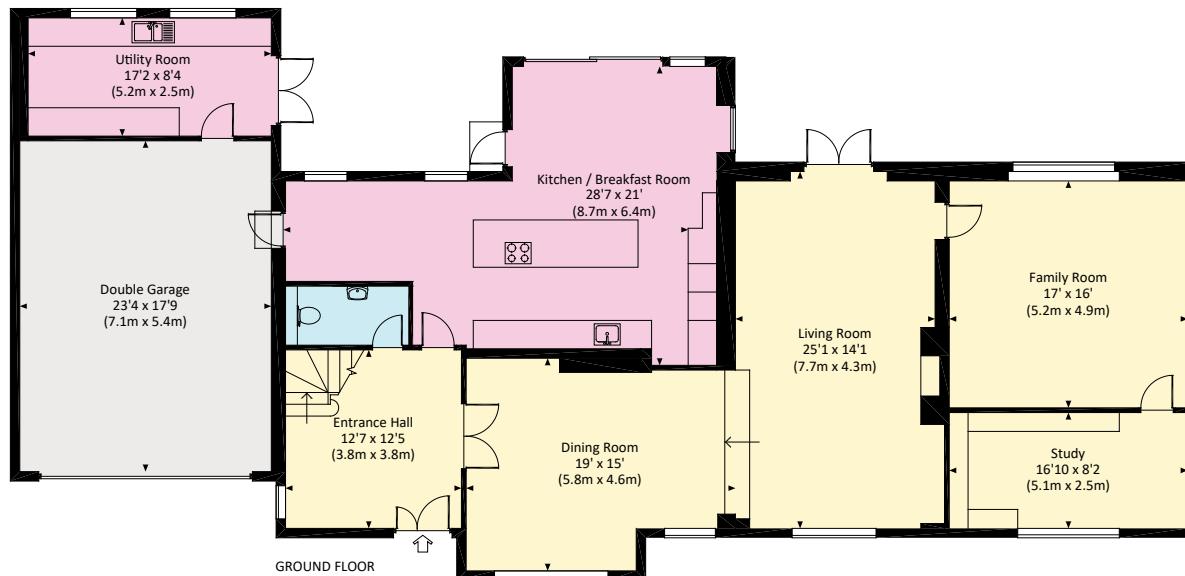
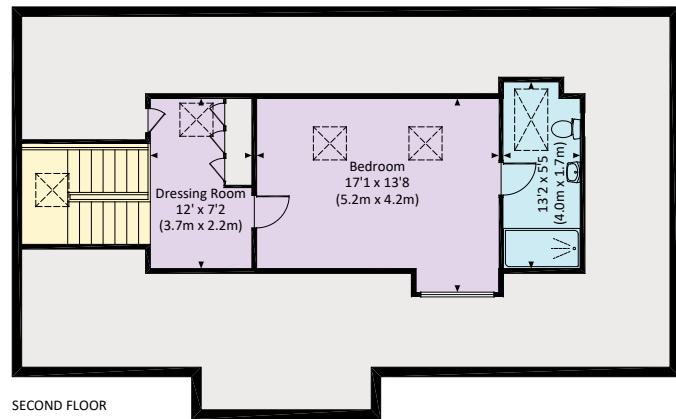
Cheltenham is a Regency Spa town renowned for its fine architecture, gardens, shops, restaurants, and world-class schools including Cheltenham Ladies' College and Dean Close. There are excellent links to major centres via the M5, A419, M4 and A40, with train services to London and other cities from Cheltenham Spa, Kemble, and Swindon. Cheltenham 1.5 miles, Birmingham 49 miles, London 100 miles, M5 4.7 miles, M4 35 miles (Distances approximate).





Approx. gross internal area 4463 Sq Ft. / 414.6 Sq M.

Approx. gross internal area 5188 Sq Ft. / 482.0 Sq M. Inc. Restricted Height



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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