









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.

			EPC
5	5	3	C
			

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.

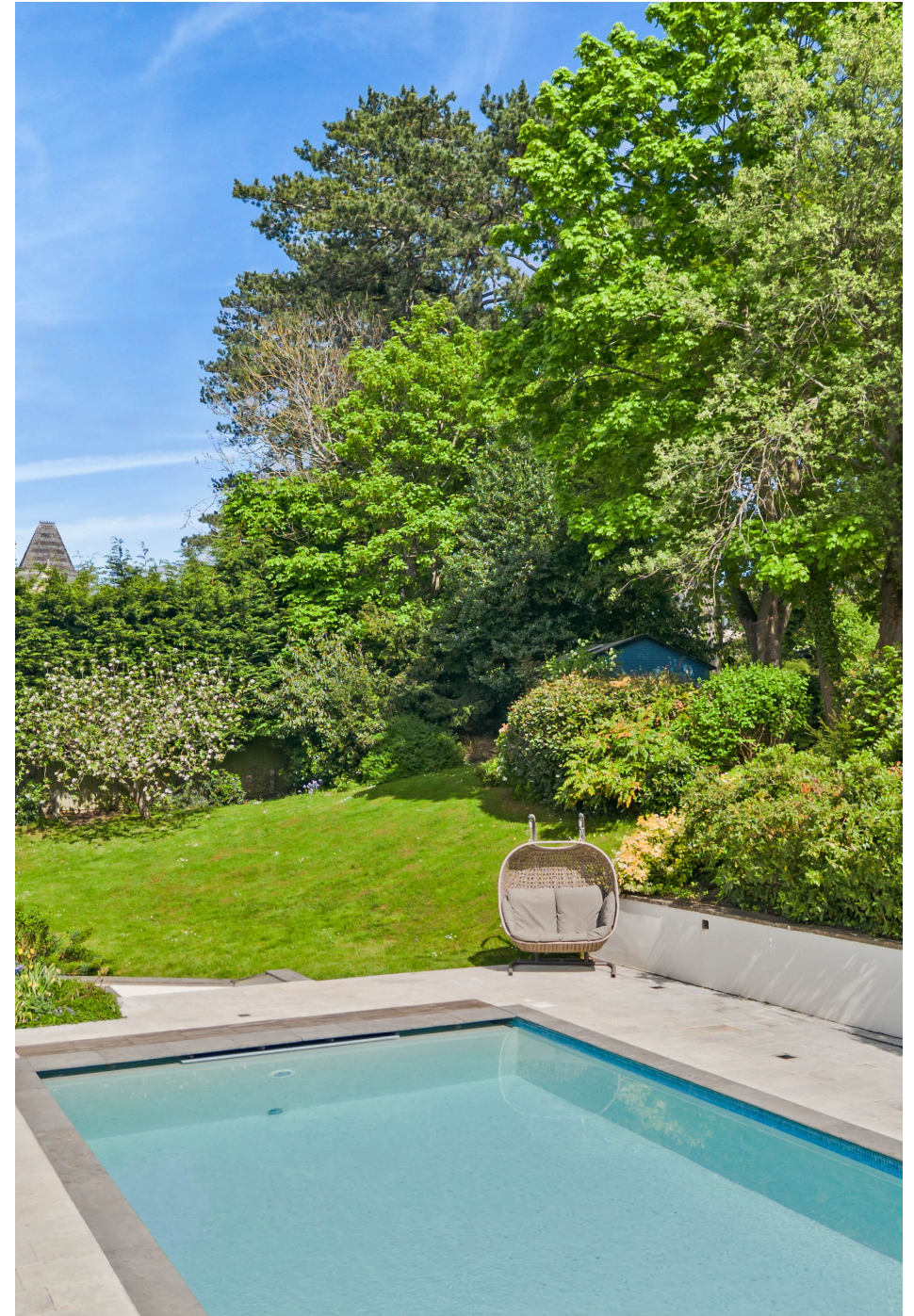




LOCATION

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.

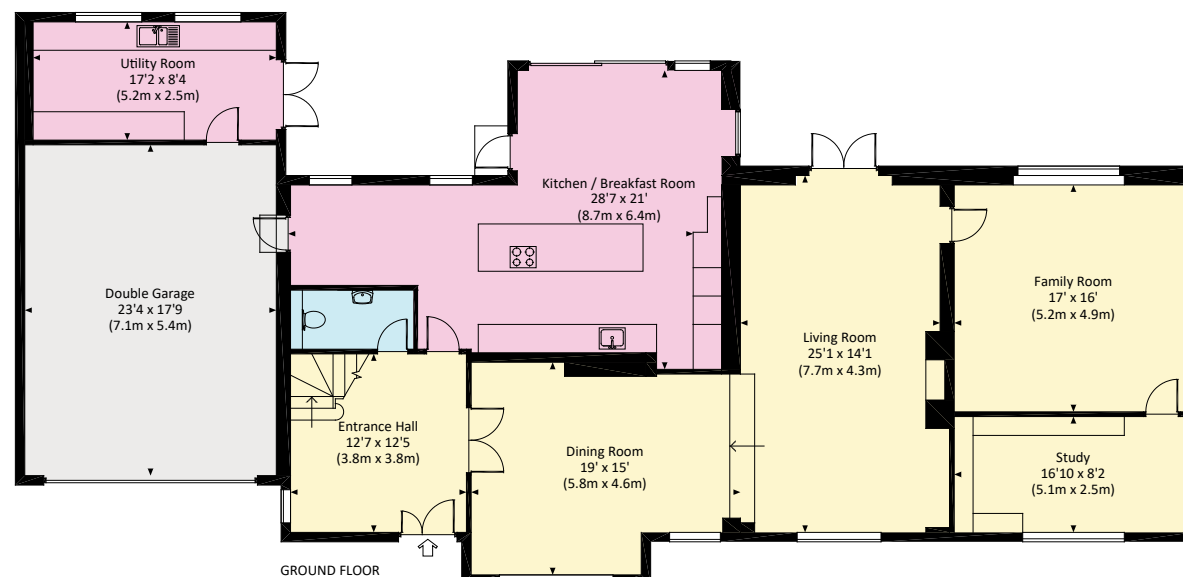
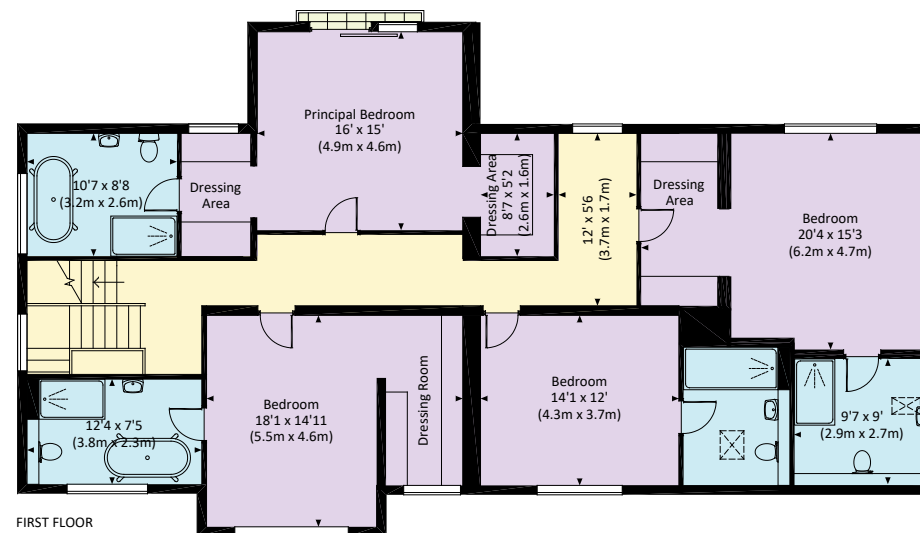
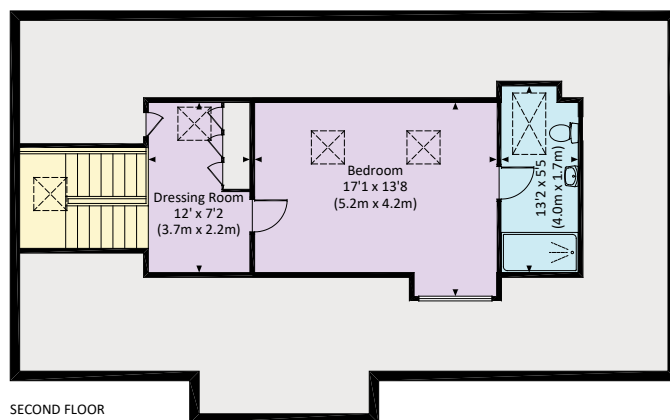
Cheltenham is a Regency Spa town renowned for its fine architecture, gardens, shops, restaurants, and world-class schools including Cheltenham Ladies' College and Dean Close. There are excellent links to major centres via the M5, A419, M4 and A40, with train services to London and other cities from Cheltenham 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
to tell you more.

Nick Chivers
01242 246 959
nick.chivers@knightfrank.com

Knight Frank
123 Promenade, Cheltenham
GL50 1NW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.