



A wonderful detached period house in a secluded setting

Ravenswood, Stanley Road, Battledown, Cheltenham, Gloucestershire GL52 6PB

Freehold

savills

Entrance porch • entrance hall • sitting room • drawing room • dining room • kitchen/breakfast room • orangery • TV room • utility room • downstairs shower room • bedroom 1 with walk in dressing room and en suite bathroom • three further double bedrooms • family shower room • extensive loft with potential for further accommodation (subject to any consents) • sweeping driveway behind electric gates • detached double garage • gardens with water feature and breeze hut.

Situation

Ravenswood is beautifully situated in a private location on Stanley Road on the Battledown Estate. Widely regarded as one of the most sought after residential locations in Cheltenham, the Battledown Estate is a gated enclave set in about 120 acres of land and around 150 properties, all set above the town, with many enjoying fine views.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar.

Now a highly sought after place to live the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is

The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

Description

Ravenswood is a wonderful detached house dating from the early 20th century, set in beautiful grounds located in a highly secluded setting on the Battledown Estate.

With very generous accommodation arranged over two floors, the living space is beautifully balanced with a four large double bedrooms on the first floor.





There is a family shower room as well as an en suite and dressing room to bedroom one. A large landing space is currently arranged as a study area with built in office furniture, above which is the loft access. Worthy of particular mention, the loft offers huge potential for further accommodation subject to any consents of permissions.

From the driveway, the entrance door leads in to the centre of the house and is very wide, with the stair case to the first floor straight ahead. Doors either side provide access to the sitting room and the drawing room, both with bay windows and fitted log burners. From the drawing room, a wide opening leads in to the dining room, also with a bay window and a returning door to the hall.

From the sitting room, a door leads in to the kitchen/ breakfast room, which comprises a range of cupboard and drawer units at base and eye level, granite worksurfaces and a central island unit with inset sink. Beyond is an orangery, accessed through double doors, with partial glazing on three sides and a pitched glazed roof with ventilation, and with a further pair of doors in to the garden.

At the back of the house is a TV room, large utility/laundry room and downstairs shower room.

Outside, the gardens and grounds are extensive and amount to about three quarters of an acre. From Stanley Road, a pair of electric gates lead on to the tarmac driveway which sweeps down to the house and the double garage. The remaining gardens are laid mostly to lawn, interspersed with mature plants and shrubs, and a variety of mature trees. Passing a lovely water feature, at the end of the garden is a fabulous breeze hut. Immediately to the rear of the house is a decked area for al fresco dining, positioned so as to enjoy the evening sunshine.

Battledown Estate

For more information regarding The Battledown Estate, please see – www.battledown.co.uk

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

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Approximate Floor Area 313 sq m / 3369 sq ft

Garage 37.6 sq m / 405 sq ft

Total 350.6 sq m / 3774 sq ft



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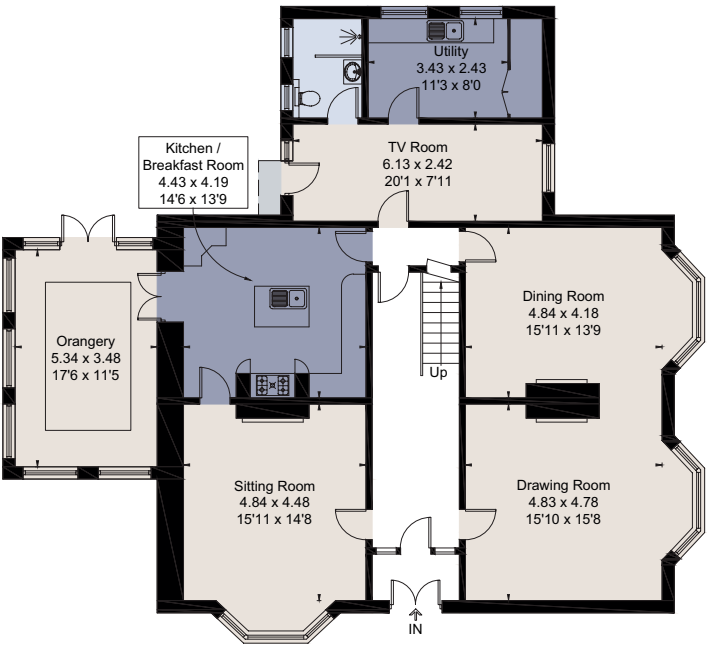
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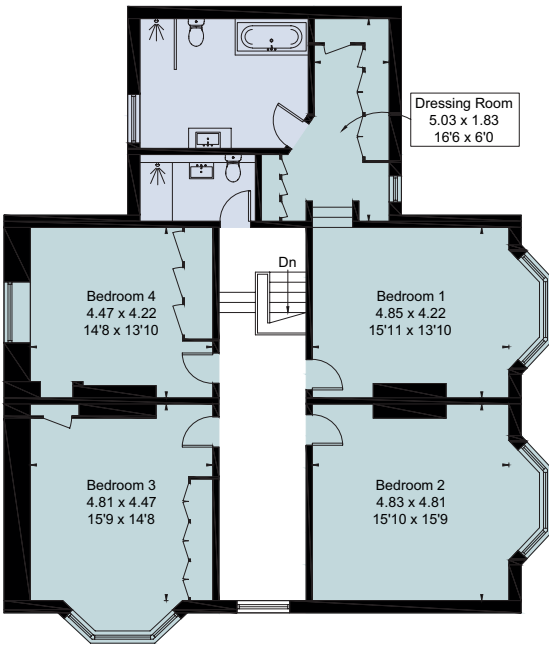
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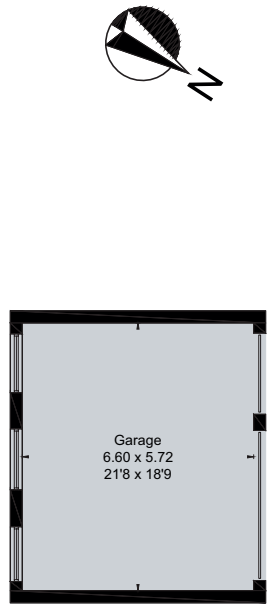
cheltenham@savills.com



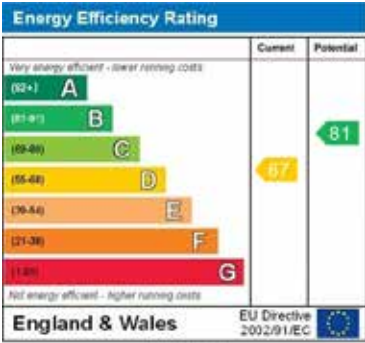
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 220318CA

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