



Spacious family home with great period charm

Widcombe, Harp Hill, Battledown, Cheltenham, GL52 6PU

Freehold



Entrance hall • drawing room/dining room • study
• kitchen • breakfast room • cloak/utility room • principle
bedroom with en suite shower room • three further first
floor bedrooms • family bathroom • separate w.c. • two
attic bedrooms • cellar • driveway offering parking
• large garage with workshop area • good sized mature
gardens including 'secret garden area' • in all about one
third of an acre

Situation

Widecombe is situated on the upper slopes of Harp Hill, on the edge of the Battledown Estate, a highly sought after private Victorian estate set within an elevated position, with easy access to Cheltenham town centre. Being part of the Battledown Estate permits vehicular access through the private estate gates using remote fobs. There is a wide range of excellent schools in Cheltenham including Cheltenham Ladies' College, Cheltenham Colledge (co-ed), St Edwards and Dean Close. As well as superb educational facilities the town is well known for the many literary and music festivals that are held here, as well as the cricket and National Hunt festivals.

Nearby sporting opportunities include squash, tennis and swimming facilities whilst there are also a number of golf courses on the edge of the town. There are lovely walking and riding opportunities around, including those on Harp Hill itself and an abundance of cycling routes throughout the Cotswolds.

There is easy access to the M5 and A40 and a train service to London Paddington from Cheltenham Spa station.

Description

Widecombe is a charming, semi-detached family house which has undergone some recent renovations but would benefit from further upgrading. The current owners have had detailed drawings prepared for remodelling and extending the kitchen/breakfast room area to offer a large open plan kitchen/dining/family room with doors out to the gardens, and a separate utility room and cloakroom. And on the first floor, combining the current (dated) bathroom and separate w.c. into a large family bathroom with walk in shower and separate bath. The spacious and light accommodation, which is arranged over three floors, is set out to take advantage of the stunning views over Cheltenham to Cleeve Hill and the Malvern Hills. The property is believed to date from the late Victorian/early Edwardian era and retains many period features including sash windows, stained glass in the main door panels, bay windows in the drawing/dining room and principal bedroom as well as a decorative, original fireplace in bedroom three and a small tower on the north west corner of the property.

Outside the property is approached via a tarmacadam driveway providing parking for





several cars and leading onwards to the large garage. This is partially insulated and plywood lined making a useful workshop area.

The gardens lie to the front and rear of the property where they predominantly face south west. Mainly laid to lawn with a path leading through to a further 'secret' garden area, which used to contain a hard tennis court, and is now laid to lawns benefitting from a good degree of privacy.

In all the property sits in about 0.35 acres.

Services: Mains electricity, water, gas and drainage.

Local Authority: Cheltenham Borough Council. Tel: 01242 262 626.

Tenure: Freehold



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Approximate Area 242.0 sq m / 2605 sq ft

Including Limited Use Area (3.6 sq m / 39 sq ft)

Garage 30.0 sq m / 323 sq ft

Total 272.0 sq m / 2928 sq ft

Contact

Savills Cheltenham

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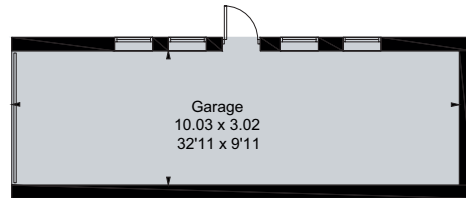
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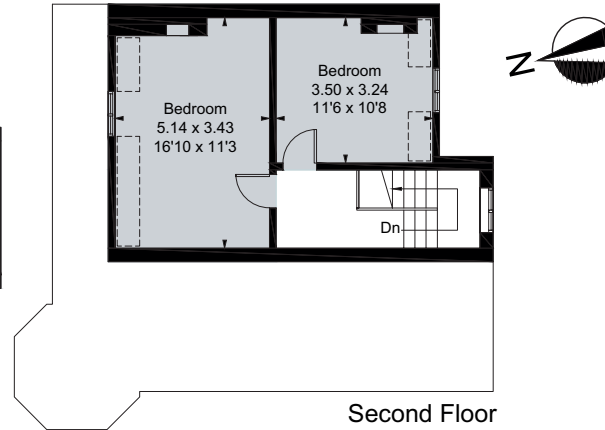
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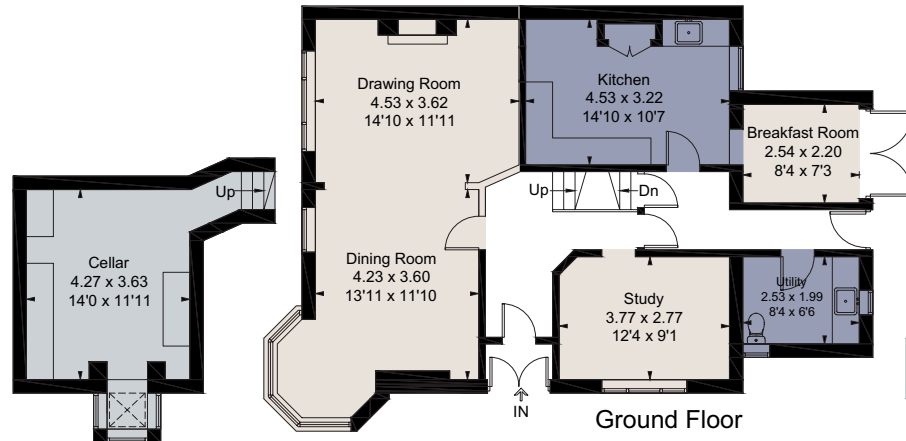
☐ = Reduced head height below 1.5m



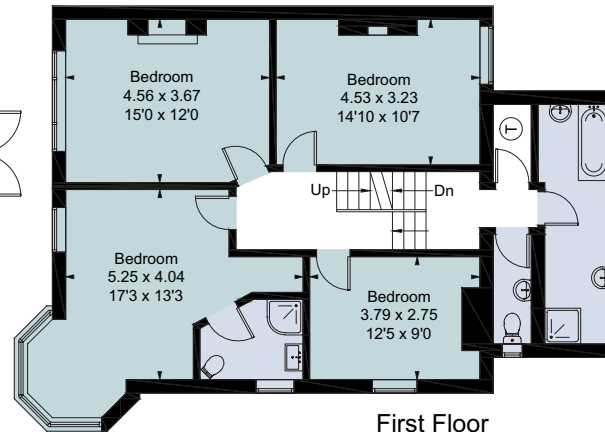
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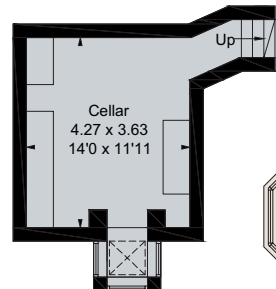
Second Floor



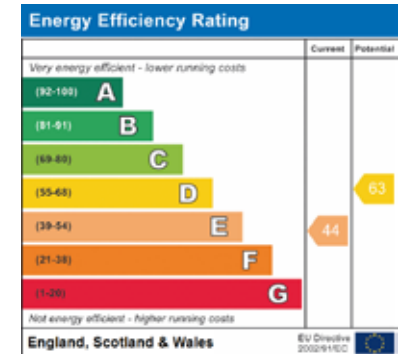
Ground Floor



First Floor



Cellar



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