



Battledown Close, Battledown, GL52 6RD

Guide Price £600,000



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This beautifully presented three-bedroom family home offers generous, light-filled accommodation, extensive storage, excellent parking and a superb rear garden complete with a detached garden room and powered garage. Thoughtfully enhanced throughout, the property combines stylish interiors with practical family living and impressive work-from-home flexibility.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Stylishly Extended Three Bedroom Home
- Situated Within The Holy Apostles and Balcarras High School Catchment Areas
- Impeccably Presented Throughout
- Garden Room With Power
- Generous Landscaped Garden With Mature Trees and Recently Replaced Decking
- Driveway Parking For Multiple Vehicles Including an EV Charging Point



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Entrance Hall: A welcoming and spacious entrance with a contemporary finish. The hallway offers excellent built-in storage cupboards, ideal for coats, shoes and household essentials, while a fitted bench provides additional hidden storage beneath. Glazed double doors lead through to the main living space, allowing natural light to flow beautifully.

Sitting Room: A cosy yet well-proportioned reception room featuring bespoke cabinetry and shelving and a contemporary electric fire with a realistic wood-burning effect, creating a warm focal point. A large front-facing window enhances the light, making this an inviting space to relax.

Kitchen / Dining Room: Undoubtedly the heart of the home, this impressive open-plan space is flooded with natural light from the rear glazing and skylight above. The dining area comfortably accommodates a large family table and flows seamlessly into the kitchen. The kitchen is fitted with modern shaker-style units and contrasting worktops, centred around a substantial island with breakfast bar seating and cleverly concealed pop-up sockets. There is an integrated double oven, hob and extractor fan, with further appliances free-standing. Large bi-fold doors fully open directly onto the raised deck, creating a wonderful indoor-outdoor connection ideal for entertaining.

Shower Room (Ground Floor): A stylish and contemporary suite comprising a walk-in shower with glazed screen and feature wall, vanity unit with inset basin and WC. The backlit mirror adds a sleek, modern finish.

Utility / Storage Area: A highly practical area providing additional storage and space for coats, laundry and everyday household items.

First Floor Landing: A bright landing providing access to all bedrooms and the family bathroom.

Bedroom One: A generous double bedroom overlooking the rear garden offering excellent proportions and a calm, neutral finish, with built in wardrobes and space for additional furniture.

Bedroom Two: Another well-sized double bedroom enjoying front aspect views to Cleeve Hill. This room is light and airy with ample room for storage.

Bedroom Three: A comfortable single bedroom, ideal as a child's bedroom, nursery or home office, with front facing window.

Family Bathroom: A modern white suite comprising panelled bath with shower over and glass screen, WC and wash hand basin, finished with contemporary tiling and contrasting flooring.

Rear Garden: The rear garden is a true highlight. A raised timber deck directly off the kitchen provides an excellent seating and entertaining area with steps leading down to a gravel terrace and lawn beyond. The garden is mainly laid to lawn with mature hedging offering privacy, established raised vegetable beds and additional seating areas. There are external power points and water taps, enhancing practicality for outdoor living.

Garden Room: A superb detached timber garden room providing exceptional versatility. Currently arranged as a home office and leisure space, this insulated building benefits from power and glazing with double doors overlooking the garden, ideal for remote working, a studio, gym or hobby room.

Garage: A generous double depth garage with power, lighting as well as a sink with both hot and cold taps. This spacious garage provides excellent storage and practical flexibility.

Parking: To the front, the property benefits from driveway parking for up to three vehicles and an EV charging point.

Tenure: Freehold

Council Tax Band: C

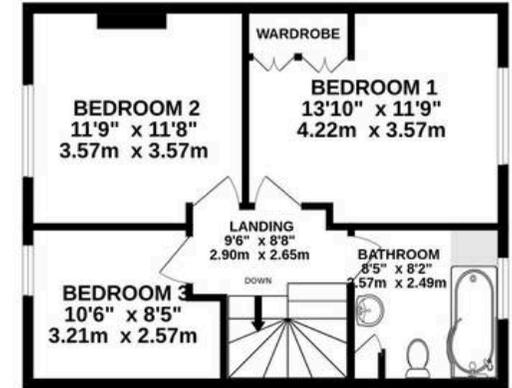
Location: Conveniently positioned within a popular residential area of Battledown tucked away in a quiet cul-de-sac, the property sits within sought-after school catchments including Holy Apostles and Balcarras High School. Everyday amenities are close by, and the home is just a short walk from the renowned La Boulangerie bakery. Cheltenham town centre is also easily accessible, offering a wide range of shopping, dining and leisure facilities.

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GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.

FIRST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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