

Woodstock Ashley Road, Battledown, Cheltenham, GL52 6PQ



Prestigious location within the highly sought-after Battledown Estate, situated on one of Cheltenham's most desirable roads, Ashley Road.

- A generous plot of approximately 0.33 acres, offering exceptional potential in a prestigious residential setting.
- A four-bedroom detached home providing an exciting blank canvas for a new owner.
- In need of significant modernisation and refurbishment, offering the opportunity to completely transform the existing property.
- Owned by the current owners since the mid-1980s, the property has been a much-loved family home for several decades.
- An exceptionally rare opportunity to renovate, remodel, extend or potentially demolish and create an entirely new home, subject to the necessary planning consents.
- EPC G

A rare opportunity to create an exceptional home on approximately 0.33 acres, in the prestigious Battledown Estate on one of Cheltenham's most coveted addresses.

Woodstock

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Key Features



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About the property

Woodstock is a four-bedroom detached home occupying a generous plot of approximately 0.33 acres, offering an exceptional and increasingly rare opportunity to create something truly special. Situated on the highly sought-after Ashley Road, within the prestigious Battledown Estate, the property enjoys a wonderful position in one of Cheltenham's most desirable and exclusive residential locations.

The property is now in need of significant modernisation and refurbishment, and its current condition presents an exciting opportunity for someone with vision to transform the existing house. The current owners have owned Woodstock since the mid-1980s, and the property has been a much-loved home for many years.

It now provides a genuine blank canvas for a new owner to consider the possibilities, whether that be a comprehensive renovation and redesign, a substantial extension and remodelling, or potentially a complete redevelopment of the site, subject to the necessary planning consents.

With such a substantial plot and enviable setting, there is considerable scope to create an impressive modern family residence, tailored entirely to an individual's requirements and lifestyle. The existing accommodation provides a starting point, while the generous grounds and prestigious position offer the opportunity to think beyond the current footprint and explore what could ultimately be achieved.

Battledown is renowned for its beautiful surroundings, generous plots and collection of high-quality homes, while Ashley Road is particularly sought after for its leafy setting and proximity

to some of Cheltenham's most desirable amenities and schools. The location also provides easy access to the town centre, the surrounding Cotswolds and the wider road network, making it an ideal setting for both family life and those seeking a peaceful yet convenient location.

Opportunities to acquire properties with this level of potential, in such a prestigious location and with approximately 0.33 acres of land, are exceptionally rare. Whether your vision is to sympathetically restore and enhance the existing Woodstock, undertake a substantial redesign and extension, or explore the possibility of creating an entirely new home, this is a unique opportunity to make your mark on one of Cheltenham's most coveted addresses.

Directions

Directions: Postcode: GL52 6PQ/ what3words: /// ///secure.reader.rods

Services & Tenure

Utilities: All mains connected.

Tenure: Freehold

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 10000 Mbps and highest available upload speed 10000 Mbps.

Local Authority

Cheltenham Borough Council

Council Tax Band: G

Our reference

ASWOODST39

We'd love to hear from you

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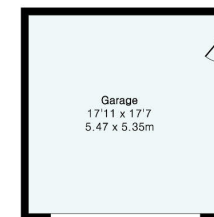
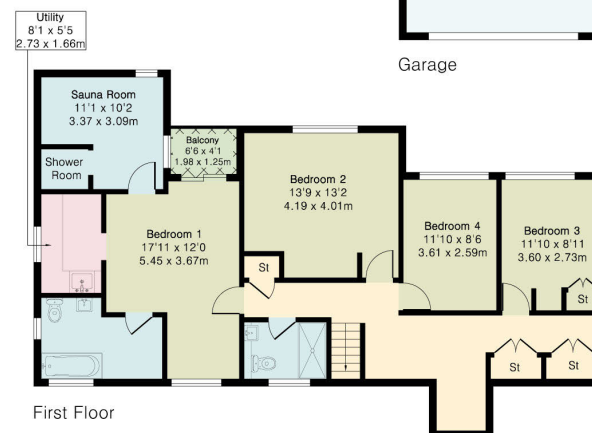
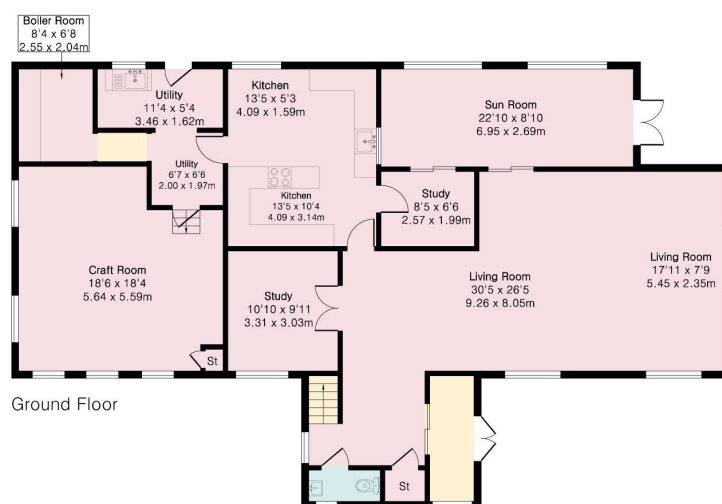


**Approximate Gross Internal Area 3247 sq ft - 302 sq m
(Including Garage)**

Ground Floor Area 1839 sq ft – 171 sq m

First Floor Area 1093 sq ft – 102 sq m

Garage Area 315 sq ft – 29 sq m



Garage

PerryBishop
PROPERLY MADE PERSONAL

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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