
SOVEREIGN
VIEW
BATTLEDOWN ESTATE • CHELTENHAM



Cheltenham's fashionable hub


Pittville Pump Rooms



Cheltenham's famous Regency architecture





Stylish shopping in Montpellier


Montpellier's enigmatic Caryatids

WELCOME TO CHELTENHAM

The Finest Regency Town in England

WITH ITS ELEGANT Regency architecture, numerous parks and stylish shops and restaurants, Cheltenham is the jewel in the Cotswolds' crown. Since its growth in the eighteenth century as a place to "take the waters", the town has been renowned as a place of health and fitness, graceful living and country pursuits. The Daily Telegraph recently voted it the best place in the country to bring up a family.

The newly-constructed properties at **SOVEREIGN VIEW** are the perfect family homes, located on the fringes of the highly sought-after Battledown estate. Nestled in a private, gated enclave just off Harp Hill, they enjoy the most beautiful, open views of Cleeve Hill, close to some of the best riding and walking countryside. Each property sits on a generous, secluded plot, yet is only ten minutes from Cheltenham's cultural centre and some exceptional schools.

Cultural Capital of the Cotswolds

LITERATURE, horse racing, food, jazz – and even gin – Cheltenham's array of festivals is unrivalled. The Literary Festival in October draws crowds eager to hear the world's best known authors, and the National Hunt season gets going in March with the Cheltenham Festival.

Cheltenham was recently described by *The Independent* as a "design destination" and it's easy to see why: the understated sophistication of its Regency architecture and iconic garden squares and parks; its boutique restaurants, premium shops, theatres and museums; and of course, the majestic Cotswolds, with all their typically English charm, are just a stone's throw away.

Notable recent arrivals in town are John Lewis & Partners, an addition to the already wide range of designer brands, and The Ivy, opposite Montpellier Gardens. Le Champignon Sauvage tempts diners with its Michelin star, and there are many other contemporary places to eat such as No 131, Prithvi and Purslane which offer diverse cuisines and styles.

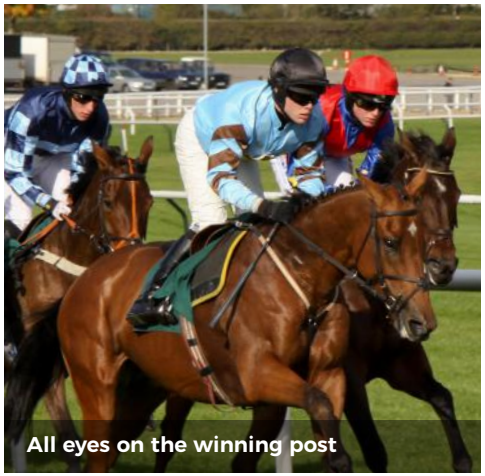
The town's independent schools include the world-famous Cheltenham Ladies' College, Cheltenham College and Dean Close School, all of which are in and around the town centre. St Edward's Catholic preparatory and senior schools are a short distance from Sovereign View. Three local state secondary schools are rated as outstanding by OFSTED.










All eyes on the winning post


Delightful Montpellier Gardens in the spring sunshine


The Literary Festival draws the crowds



Cheltenham nestles below Cleeve Hill at sunset

EXCEEDING EXPECTATIONS

Peerless quality, contemporary luxury

SOVEREIGN VIEW is a development of substantial, Architect-designed homes in a semi-rural setting on the edge of the desirable Battledown Estate. The development sits in an exclusive, gated enclave off Harp Hill, with electric gates at the entrance to each property.

The five-bedroom properties offer elegant, open plan living spaces on the first floor, with spacious roof terraces wrapping round the house, from which the view of Cleeve Hill is captivating in all seasons.

Each kitchen is individually designed and manufactured to our specifications, featuring integrated Siemens appliances, remote control LED feature lighting, an instant boiling water tap and integrated coffee machine.

Full height glass shower screens and high-specification fittings lend our bathrooms and en-suites a real wow factor; each house has at least three en-suite bathrooms.

We incorporate CCTV and smart technology into all our properties and offer a range of smart home options, which can be discussed with our sales team.

These three spectacular, individual properties truly present a unique opportunity to acquire one of Cheltenham's most exciting new homes.



The interior of Hanover House demonstrates the exceptional quality of the properties at Sovereign View









BATTLEDOWN

Cheltenham's most exclusive area

THE BATTLEDOWN ESTATE was first developed in the mid-19th century as a private estate on the southern outskirts of Cheltenham which became fashionable with the upper middle classes. The area continues to be one of the most sought-after parts of Cheltenham, widely recognised for the quality of its environment.



SITE LAYOUT



THE BEAUTIFUL INDOORS

Exceptional views, inside and out



Beautifully constructed, superbly finished
The location of Hanover House gives fantastic views from its large windows. The sense of interior space, stylish detailing and luxurious fittings make for a completely unique property.

















HANOVER HOUSE

BATTLEDOWN ESTATE • CHELTENHAM

A characterful, contemporary home

Open-plan first floor living area opens onto the roof terrace

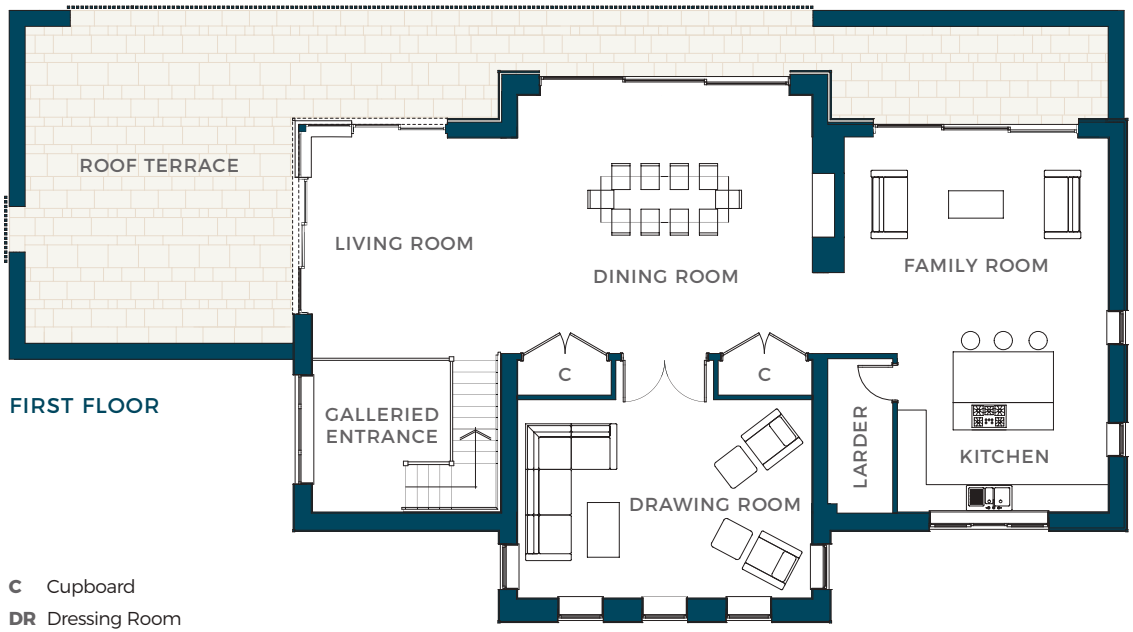
All reception rooms have plenty of natural light

Five spacious bedrooms with three ensuites



The airy, open-plan living space of Hanover House flows through the first floor





FIRST FLOOR

C Cupboard
DR Dressing Room
ES Ensuite
WC Cloakroom
W Wardrobe

FIRST FLOOR			
	Kitchen/Family room	8220 x 5950 mm	27' 0" x 19' 6"
	Drawing room	6470 x 5250 mm	21' 3" x 17' 3"
	Dining/Living room	11050 x 5670 mm	36' 3" x 18' 7"
	Larder	3400 x 1440 mm	11' 2" x 4' 9"
	Terrace	7000 x 6000mm	23' 0" x 19' 8"

TOTAL AREAS			
	Ground floor	187.1 sq m	2014 sq ft
	First floor	155.6 sq m	1675 sq ft
	Total gross internal area	**342.7 sq m**	**3689 sq ft**

Excluding garage and terrace

GROUND FLOOR			
	Master bedroom	7370 x 3450 mm	24' 2" x 11' 4"
	Master ensuite	3500 x 3200 mm	11' 6" x 10' 6"
	Master dressing room	3200 x 2600 mm	10' 6" x 8' 6"
	Bedroom 2	5610 x 4160 mm	18' 5" x 13' 8"
	Bedroom 3	5950 x 4140 mm	19' 6" x 13' 7"
	Bedroom 4	4420 x 3030 mm	14' 6" x 9' 11"
	Bedroom 5	5240 x 3570 mm	17' 2" x 11' 9"
	Study	2780 x 2350 mm	9' 1" x 7' 9"
	Utility room	2775 x 1550 mm	9' 1" x 5' 1"
	Double garage	6960 x 5960 mm	22' 10" x 19' 7"



GROUND FLOOR

Measurements are maximum dimensions and are approximate





LANCASTER HOUSE

BATTLEDOWN ESTATE • CHELTENHAM

A substantial, Architect-designed home

Beautiful hillside views towards Cleeve Hill

Light, airy open-plan first floor living area with feature gas fire

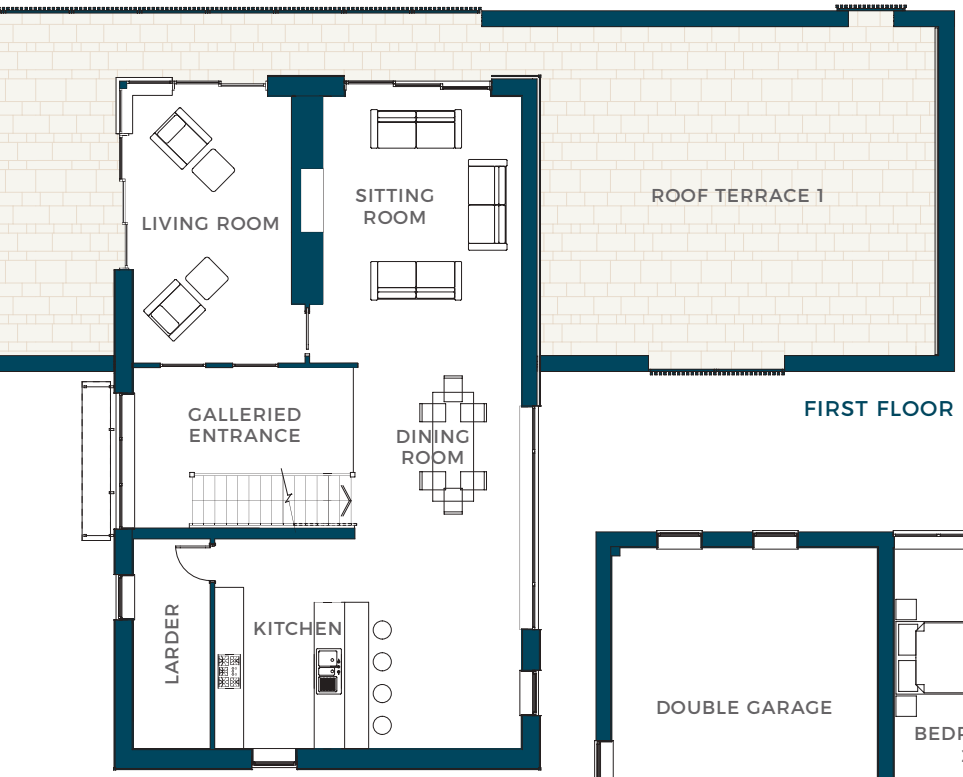
Five spacious ensuite bedrooms

The spectacular indoor and outdoor living spaces of Lancaster House are beautifully designed and constructed

ROOF
TERRACE 2







FIRST FLOOR

GROUND FLOOR

Master bedroom	7270 x 3320 mm	23' 10" x 10' 11"
Master ensuite	3950 x 3200 mm	12' 11" x 10' 6"
Master dressing room	3275 x 3200 mm	10' 9" x 10' 6"
Bedroom 2	5400 x 3240 mm	17' 9" x 10' 8"
Bedroom 3	4330 x 3390 mm	14' 2" x 11' 1"
Bedroom 4	4340 x 3730 mm	14' 3" x 12' 3"
Bedroom 5	4620 x 4520 mm	15' 2" x 14' 10"
Study	3570 x 2280 mm	11' 9" x 7' 6"
Utility room	2715 x 1465 mm	8' 11" x 4' 10"
Double garage	7300 x 5900 mm	23' 11" x 19' 4"

C Cupboard
DR Dressing Room
ES Ensuite
W Wardrobe
WC Cloakroom



GROUND FLOOR

FIRST FLOOR

Kitchen/ Breakfast room	6700 x 4640 mm	22' 0" x 15' 3"
Sitting room	5830 x 4550 mm	19' 2" x 14' 11"
Dining room	3940 x 3670 mm	12' 11" x 12' 0"
Living room	5840 x 3660 mm	19' 2" x 12' 0"
Larder	4640 x 1800 mm	15' 3" x 5' 11"
Terrace 1	8800 x 7300 mm	28' 10" x 23' 11"
Terrace 2	9400 x 7300 mm	30' 10" x 23' 11"

TOTAL AREAS

Ground floor	210.7 sq m	2268 sq ft
First floor	108 sq m	1162 sq ft
Total gross internal area	**318.7 sq m**	**3430 sq ft**

Excluding garage and terrace

Measurements are maximum dimensions and are approximate





WESSEX HOUSE

BATTLEDOWN ESTATE • CHELTENHAM

An elegant, contemporary home

Secluded location away from the road

Large, wraparound roof terrace on three sides

Five spacious bedrooms with three ensuites



Clean lines, stylish design: we ensure our kitchens are a pleasure to cook in.

TOTAL AREAS			
	Ground floor	156.4 sq m	1683 sq ft
	First floor	86.1 sq m	927 sq ft
	Total gross internal area	**242.5 sq m**	**2610 sq ft**

Excluding garage and terrace

C Cupboard
DR Dressing room
ES Ensuite
WC Cloakroom

Measurements are maximum dimensions and are approximate

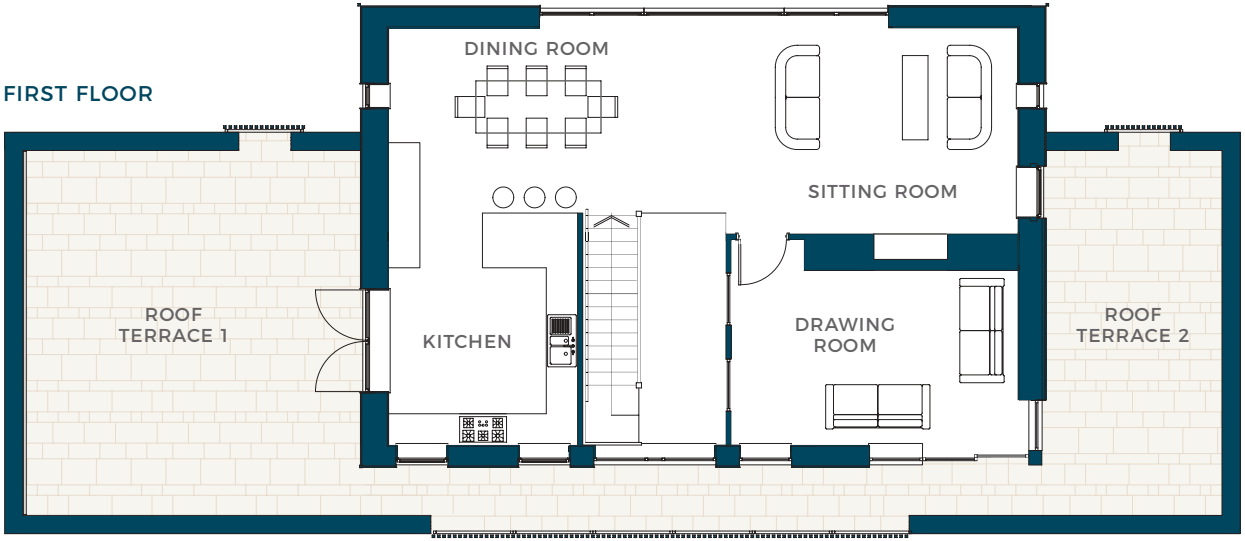


One of Wessex House's stylish ensuite bathrooms

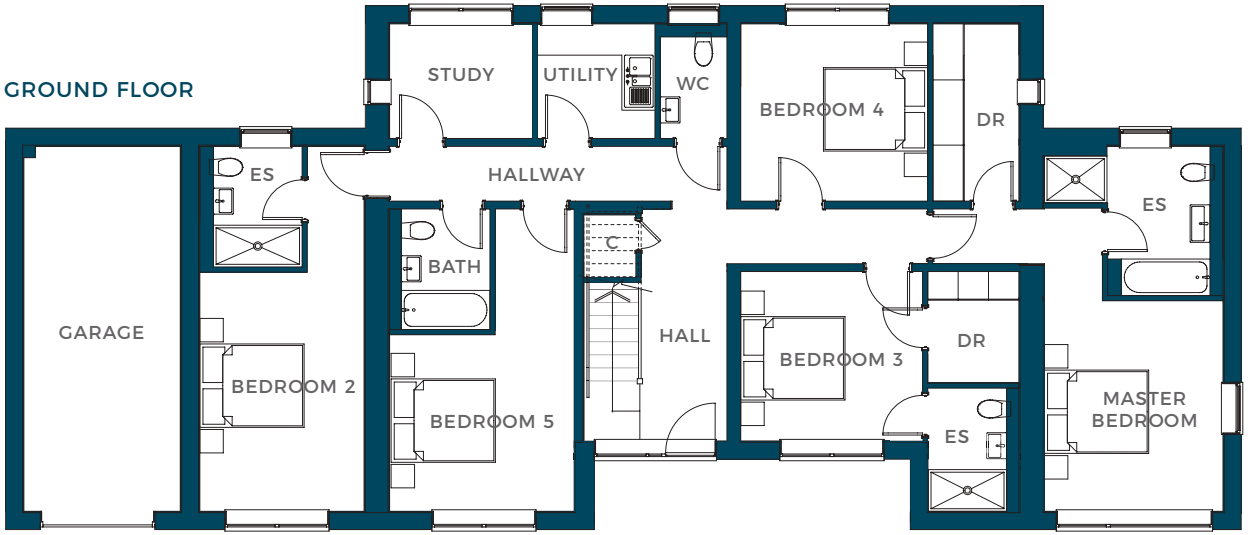
FIRST FLOOR	Kitchen	4500 x 3610 mm	14' 9" x 11' 10"
	Drawing room	5510 x 3940 mm	18' 1" x 12' 11"
	Dining/Sitting room	12050 x 4000 mm	39' 6" x 13' 1"
	Terrace 1	7000 x 6500 mm	23' 0" x 11' 10"
	Terrace 2	7000 x 3500 mm	23' 0" x 11' 6"

GROUND FLOOR	Master bedroom	4050 x 3450 mm	13' 3" x 11' 4"
	Master ensuite	2350 x 2000 mm	7' 8" x 6' 7"
	Master dressing room	3450 x 1685 mm	11' 4" x 5' 6"
	Bedroom 2	4600 x 3180 mm	15' 1" x 10' 5"
	Bedroom 3	3500 x 3260 mm	11' 6" x 10' 8"
	Bedroom 4	3940 x 3600 mm	12' 11" x 11' 10"
	Bedroom 5	3560 x 3400 mm	11' 8" x 11' 2"
	Bathroom	2350 x 1960 mm	7' 8" x 6' 5"
	Study	2750 x 2240 mm	9' 0" x 7' 4"
	Utility room	2275 x 2750 mm	7' 5" x 7' 4"
	Garage	7030 x 3030 mm	23' 1" x 9' 11"

FIRST FLOOR



GROUND FLOOR



SPECIFICATIONS

Beautifully built, superbly finished

KITCHEN AND UTILITY ROOM

High-spec traditional kitchen • *Silestone* worktops and splashbacks • Ceramic flooring by *Minoli* • Built in *Siemens* appliances, including two single ovens, extractor hood, induction hob, microwave, integrated dishwasher, fridge, freezer and coffee machine • Instant hot water tap • Fully fitted utility room • Services for washing machine and separate condenser dryer

BATHROOMS AND ENSUITES

White sanitaryware by *Vitra* with high quality chrome fittings • Mains pressure wet room showers with full-height glass panels • Heated chrome ladder towel rails • Wall-mounted mirrors • Wall and floor tiling by *Minoli*

HEATING AND ELECTRICAL

Mains gas central heating • Zoned underfloor heating on both floors • Lighting system designed by *Richard Voller* with LED downlighters throughout • Cat 6 wiring TV and satellite points in living room, kitchen/family room and bedrooms • Wired for satellite installation

INTERIOR FINISHES

Shaker internal doors with satin chrome furniture • Contemporary oak staircase • Built-in wardrobes • Deep skirting throughout • A combination of *Minoli* ceramic flooring and wool carpets • Shelving in larder



SPECIFICATIONS

Your connected home

EXTERIOR FINISHES

Factory finished British-made external doors and windows • External lights • Extensive turfed and planted gardens • Garaging and parking at front of property • Three-phase power supply for efficient, rapid charging of electric vehicles • Remotely-operated electric gates • External tap in garage

PEACE OF MIND

CCTV system • *NSI* approved alarm system • Hardwired smoke alarms with battery backup • 10-year *Build-Zone* warranty

BUILD-ZONE INSURANCE

WE OFFER a range of smart home systems to ensure that your new home is configured from the day you move in. Please discuss options with our sales team.

CONNECTED HOME – *INCLUDED*

Your home is pre-wired for multi-room TV and audio in all main rooms, as well as essentials such as fast, reliable data points, all using the built in 'future-ready' cabling.

• Future-ready Cat 6 cabling • *Freeview* TV aerial • Ready for multi-room TV, *Sky* and audio

HOME NETWORKS – *INCLUDED*

Pre-installed wifi throughout your home gives fast, reliable and seamless wireless coverage. Professionally installed data network and cabled data points for fixed devices such as TVs or home office equipment.

• Professionally installed wifi/data network • *BT* telephone & internet

MULTI-ROOM AUDIO – *OPTIONAL*

A range of options is available for a professionally installed multi-room audio system. Radio and music throughout the property.

• Pre-wired for all main rooms • Radio, *Spotify*, *Apple Music* and more • Independent music & volume controls in each room • Quality in-ceiling speakers, with upgrades available

TV INSTALLATION – *OPTIONAL*

A professional installation service for any new or existing TV using the points provided in all living areas and bedrooms.

• No visible wires • Connected for *Freeview* or *Sky* • Streaming services including *Netflix*

HOME CINEMA – *OPTIONAL*

A professional, bespoke design service, featuring an extensive range of options.

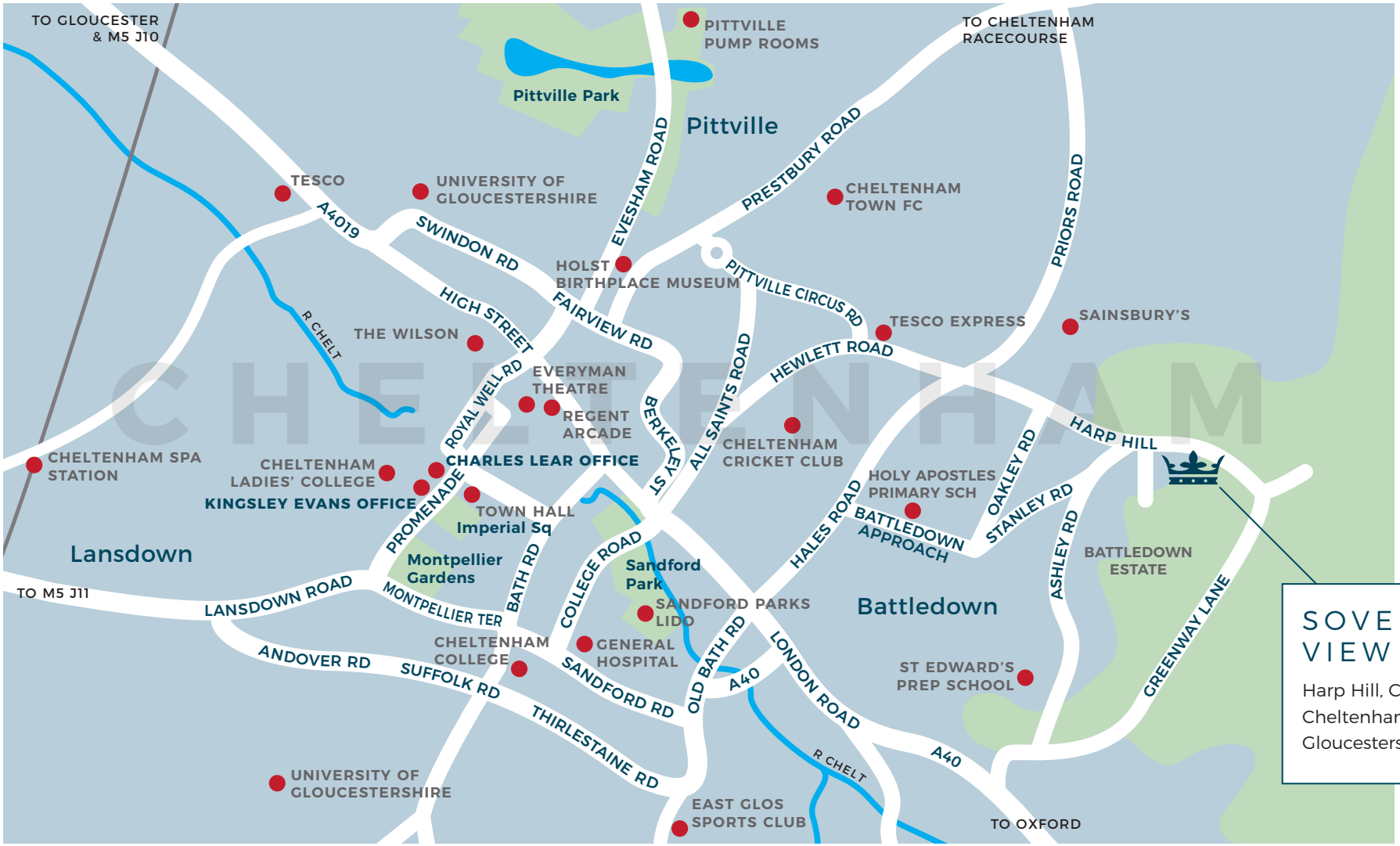




Photographs show Hanover House

LOCATION

Finding Sovereign View



CONNECTIONS

SOVEREIGN VIEW is well placed for access to motorways, with Bristol, Birmingham and Cardiff reached in an hour or less. The town's station is served by frequent trains to major destinations. And of course its position at the edge of town means escaping to the glorious Cotswolds is quick and easy.

Town centre	2.5 miles
Cheltenham Racecourse	3 miles
Gloucestershire Airport	6 miles
Birmingham International Airport	58 miles
M5 Junction 10	5 miles
M5 Junction 11	5.5 miles
Gloucester	11 miles
Stow on the Wold	17 miles
Burford	22 miles
Worcester	26 miles
Swindon	32 miles
Oxford	41 miles
Bristol	45 miles
Birmingham	53 miles
Cardiff	71 miles
Central London	110 miles

SPM HOMES

We build with you in mind

AT SPM HOMES we focus on constructing beautiful, individual new homes in desirable locations, concentrating on quality rather than quantity.

We only choose disctinctive sites with a character all of their own. All our properties are highly individual, so you won't find the same house elsewhere. Many of our developments have been in and around Cheltenham, and we know the area well.

We are a privately-owned property development company with a track record which stretches back 30 years. Our team has over 100 years' experience between them in all aspects of construction, and this is brought together to ensure we deliver outstanding results for our purchasers every time.

Our sole aim is to ensure that you will be delighted with your new home from the moment you cross the threshold and that it will bring pleasure for many years.

Each of the properties at Sovereign View comes with the peace of mind of a Build Zone 10-year warranty.

VIEWINGS AT

Sovereign View

To arrange a site visit, or with general enquiries, please contact one of our joint selling agents

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