



PETER BALL & CO.  
ESTATE AGENTS

# CIRENCESTER ROAD, CHARLTON KINGS, CHELTENHAM GL53 8DB

£575,000

- Balcarras Catchment
- Period Features
- 3 Double Bedrooms
- 2 Reception Rooms
- Extended Kitchen Dining
- Utility & Cloakroom
- Off Road Parking
- Garage

## PROPERTY DESCRIPTION

A handsome period family home in a desirable location. Extended the versatile accommodation offers the perfect balance of contemporary living and traditional character and charm. Conveniently located on the popular Cirencester Road this semi detached Edwardian villa is within a short walk of local schools, shops and pubs, a bus route and public parks and playing fields. On the edge of the Cotswold countryside and with Regency Cheltenham town centre nearby it's enviable location strikes the perfect balance between town and country living. Sympathetically modernised by the current owners the versatile accommodation retains a number of features in keeping with it's origins. With high ceilings, feature fireplaces, exposed wooden floors and stripped doors throughout the family living space in brief comprises; entrance hallway, bay fronted living room to the front, formal dining or family room, newly fitted cloakroom with shower, inner lobby, unconverted cellar, large open plan modern kitchen breakfast room and separate utility room. Upstairs enjoying far



reaching rooftop views to the countryside are three large double bedrooms and a recently fitted family bathroom with traditional walk suite to include roll top bath and separate walk in shower. The master bedroom is particularly spacious and has a feature fireplace, fitted wardrobes and a floor to ceiling bay window to the front. The rear garden has been landscaped to provide an established mix of lawn and patio seating areas ideal for entertaining family and friends. Further benefits include block paved off road parking for two cars and garage with power and light. There is double glazing with bespoke shutters and gas central heating throughout. Planning permission has been granted for additional extension to the rear and conversion of the loft. Within catchment for the highly regarded Balcarras Secondary School viewing of this handsome and versatile family home comes recommended.

## SITUATION

Charlton Kings is a village ideally located towards the east of Cheltenham, the centre for the Cotswolds, and is noted for its splendid range of schools including the renowned Balcarras and St. Edward's. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through the area providing good connections. The property is situated within walking distance of local shops, parks, supermarkets, library and pubs.

## DIRECTIONS

Leave the Peter Ball & Co office on the London Road towards town. At the traffic lights, turn sharp left onto the Cirencester Road. Continue through the traffic lights at St. Edwards School where the property will be found on the left hand side.

## ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65 Current	68 Potential

Viewing by appointment with your local office of

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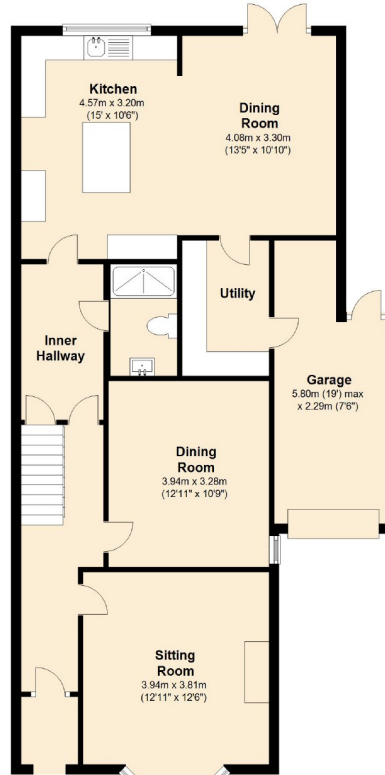
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



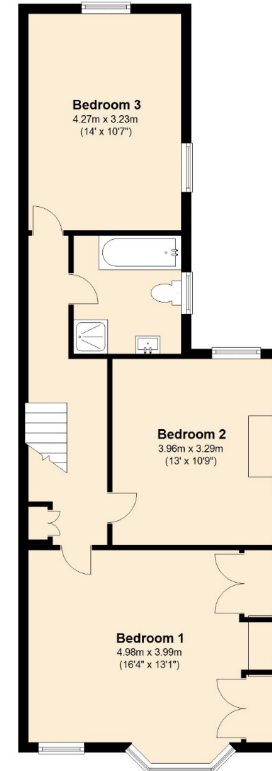
### Ground Floor

Approx. 94.4 sq. metres (1016.6 sq. feet)



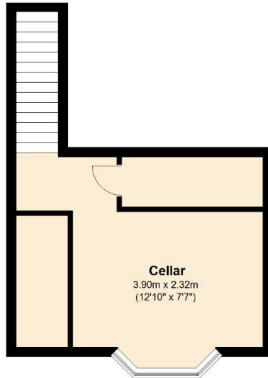
### First Floor

Approx. 63.3 sq. metres (681.5 sq. feet)



### Basement

Approx. 27.7 sq. metres (298.3 sq. feet)



Total area: approx. 185.5 sq. metres (1996.4 sq. feet)

This plan is not to scale. For guidance purposes only.  
Plan produced using PlanUp.