



PETER BALL & CO.
ESTATE AGENTS

CIRENCESTER ROAD, CHARLTON KINGS, CHELTENHAM GL53 8DS

£550,000

- Balcarras Catchment
- Period Features
- Four Bedrooms
- Three Reception Rooms
- Westerly Facing Garden
- Garage & Parking
- Close To Amenities
- Countryside Views

PROPERTY DESCRIPTION

A substantial Victorian family home with an abundance of period features, character and charm. Conveniently located on the popular Cirencester Road this semi detached Victorian villa is within a short walk of local schools, shops and pubs, a bus route and public parks and playing fields in the sought after village of Charlton Kings. On the edge of the Cotswold countryside and with Regency Cheltenham town centre nearby it's enviable position strikes the perfect balance between town and country living. Formerly a vicarage it has been lovingly maintained and sympathetically modernised by the current owners. The accommodation retains a number of features in keeping with it's origins. With high ceilings, feature fireplaces, exposed wooden flooring and stripped doors throughout the family living space in brief



comprises; entrance lobby, impressive dual aspect family/dining room, living room with bay window to the front aspect, modern fitted kitchen, sun room, separate utility and cloakroom. Upstairs are four bedrooms and a family bathroom fitted with a traditional white suite. Outside is a westerly facing, private family garden, garage and parking for two cars. Within catchment for the highly regarded Balcarras Secondary School viewing of this handsome and versatile period 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 A40 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 can be found just before the turning to Bafford Approach on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		35
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		85	95

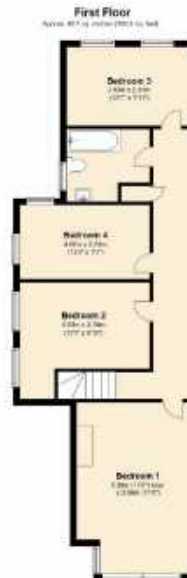
Viewing by appointment with your local office of

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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.

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Total area: approx. 171.1 sq. metres (1841.2 sq. ft.)
This plan is not to scale. For guidance purposes only.
Not produced under CML5.