



PETER BALL & CO.
ESTATE AGENTS

RYEWORTH ROAD, CHARLTON KINGS, CHELTENHAM GL52 6LS

£600,000

- Balcarras Catchment
- 4 Double Bedrooms
- 2 Reception Rooms
- Open Kitchen/Dining Room
- Driveway Parking
- Edge Of Countryside
- Views
- Close To Amenities

PROPERTY DESCRIPTION

Enviably located in the sought after Ryeworth Road this immaculately presented, substantially extended four bedroom family home offers versatile, light and spacious accommodation throughout. With the countryside on its doorstep yet conveniently located close to the amenities available in the popular Sixways area of the affluent suburb of Charlton Kings it strikes the perfect balance between town and country living. Having undergone a full program of refurbishment and extended by the current owners in recent years the accommodation is immaculately presented, arranged over three floors and in brief comprises; entrance hallway, sociable open plan dining room and cottage style kitchen with central island/breakfast bar, family room, large utility and separate cloakroom, living room with French doors to a south facing sun deck. On the first floor are three double bedrooms, study and modern family bathroom recently refitted with contemporary white suite. The full width master bedroom



enjoys a triple aspect and a large walk-in wardrobe. Expertly converted the loft space now provides a further double bedroom and en suite shower room.

Outside to the front is a gravelled driveway providing parking for multiple vehicles. To the rear is well maintained, private family garden.

Further benefits include workshop with power and light, bike store, double glazing and gas central heating throughout. Within catchment for the highly regarded Balcarras Secondary School viewing of this impressive, versatile family home comes recommended.

SITUATION

Situated on Ryeworth Road within close proximity of the local countryside whilst being accessible to amenities at 'Sixways'. Charlton Kings village is located towards the east of Cheltenham, the Centre for the Cotswolds, and is noted for its excellent variety of accommodation and amenities. There are superb recreational activities in and around Charlton Kings including the Lilley Brook Golf Club and country walks. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through Cheltenham providing good connections.

DIRECTIONS

Leave the Peter Ball & Co office and head towards London on the A40. At the Sixways traffic light junction take the second left turn into Ryeworth Road. Number 73 can be found half way along on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
103 to 100	A		
81 to 69	B		
69 to 55	C		
55 to 49	D		
49 to 35	E		
35 to 23	F		
11 to 10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing by appointment with your local office of

PETER BALL & CO ESTATE AGENTS

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.





Total area: approx. 157.1 sq. metres (1691.3 sq. feet)

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