

Lilley Brook
House
259a



PETER BALL & CO.
ESTATE AGENTS

CIRENCESTER ROAD, CHARLTON KINGS, CHELTENHAM GL53 8EB

£895,000

- Balcarras Catchment
- Four Double Bedrooms
- Two En Suites
- Three Reception Rooms
- Kitchen Breakfast Room
- Utility & Cloakroom
- Detached Double Garage
- Gated Driveway Parking

PROPERTY DESCRIPTION

A recently built executive detached family home enviably located on a secluded plot in the affluent suburb of Charlton Kings. Immaculately presented throughout it boasts light and spacious contemporary accommodation.

Perfectly placed for Balcarras, St. Edwards and Charlton Kings primary schools. With hills, open countryside, local shops and amenities just a walk away yet less than two miles from Cheltenham town centre this handsome family home provides the perfect balance between town and country living.

Finished to exacting standards and immaculately presented throughout the accommodation on offer in brief comprises; covered entrance, reception hallway, spacious triple aspect living room with feature fireplace and French doors to the courtyard, versatile family dining room with bay window to the rear, sociable high specification, fully integrated modern fitted kitchen breakfast room with central island and French doors to the garden, separate utility and cloakroom. On the first floor are four spacious double bedrooms each with built in wardrobes, two en suites and a family bathroom all fitted with modern white suites. Set back from the road and



accessed via it's own private driveway the property is centrally positioned within a generous plot with gardens to all sides. A gated drive and detached double garage allow parking for multiple vehicles. Securely enclosed the private garden includes a mix of lawn, patio and courtyard seating areas with a nature reserve to the rear it offers a tranquil backdrop in which to relax or entertain family and friends.

Further benefits include a new build warranty, under floor heating, air source heat pump supplying central heating and pressurised water system. Within catchment for the highly regarded Balcarras Secondary School viewing of this bespoke and energy efficient modern family home comes highly recommended.

SITUATION

This property enjoys easy access to the open countryside and Charlton Kings village which is only a five minute walk away, and offers a bus route into Regency Cheltenham town centre. There are superb recreational facilities in and around this part of Charlton Kings including the Lilley Brook Golf Club and excellent schools such as Balcarras and St Edwards. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through Charlton Kings providing excellent transport links.

DIRECTIONS

Leave the Peter Ball & Co office on the London Road (A40) towards town. At the traffic lights, turn sharp left onto the Cirencester Road, continue straight over at the junction with Lyefield Road West where the property will be found tucked away along a private driveway on the left hand side just before you reach the Double Tree Hilton Hotel.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	70

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.





Total area: approx. 221.0 sq. metres (2376.0 sq. feet)
 This plan is not to scale. For guidance purposes only.
 Plans produced using PlanIt3D