



Courtfield Drive, Charlton Kings, Cheltenham GL52 6XW



# £775,000

## DESCRIPTION

An impressive five double bedroom family home in an exclusive cul de sac development of similar executive detached properties. Courtfield Drive is enviably located within a short walk of open countryside, highly regarded schools and the village amenities available in sought after Charlton Kings. Conveniently situated just off the A40 it is ideal for commuting to Oxford/London and with Regency Cheltenham nearby it offers the perfect balance between town and country living. Immaculately presented throughout the spacious, versatile living accommodation on offer in brief comprises; reception hallway, cloakroom, substantial dual aspect living room with feature inglenook fireplace, formal dining room, kitchen breakfast room, separate utility room and study on the ground floor. Upstairs are five double bedrooms and a family bathroom. The master bedroom enjoys en suite bathroom facilities and walk in wardrobe. To the front is a gated Tarmac driveway providing secure off road parking for multiple vehicles. To the rear and enjoying a westerly orientation the mature and well stocked family garden wraps around the property on two sides.

## RECEPTION HALLWAY

Spacious L-shaped reception hallway with access to all rooms. Window to the front aspect.

## CLOAKROOM

Wash basin and W.C. Window to front aspect.

## LIVING ROOM

A substantial dual aspect room with large inglenook feature fireplace. Patio doors to the rear. Window to front aspect.

## DINING ROOM

French doors from the living room and reception hallway alongside patio doors to the garden at the

rear make this versatile reception room ideal for formal dining.

## KITCHEN / BREAKFAST ROOM

Open plan the kitchen/breakfast room is a sociable heart to this family home. Windows to the garden aspect.

## UTILITY ROOM

Further useful storage space, worktop and sink unit. Door to the rear garden.

## STUDY

Dual aspect windows to both sides.

## BEDROOM ONE

An impressive master bedroom with double built in wardrobes, en suite bathroom facilities and a walk in wardrobe. Window to front aspect.

## EN - SUITE BATHROOM

A spacious en suite bathroom fitted with vanity wash basin, jacuzzi bath and W.C. Window to rear aspect.

## BEDROOM TWO

Double fitted wardrobes. Dual aspect windows to both sides.

## BEDROOM THREE

Full wall of fitted wardrobes. Dual aspect windows to rear and side.

## BEDROOM FOUR

Built in double wardrobe. Window to rear aspect.

## BEDROOM FIVE

Window to side aspect.

## FAMILY BATHROOM

Fitted with a coloured suite comprising; panel bath, wash basin, W.C., bidet and separate shower cubicle.

## OUTSIDE

To the front is a gated Tarmac driveway providing secure off road parking for multiple vehicles. To the







rear and enjoying a westerly orientation the mature and well stocked family garden wraps around the property on two sides. Privately enclosed by panel fence it is mainly laid to lawn with further patio seating areas. Lovingly maintained it makes for the ideal space in which to entertain family and friends. Further benefits include an integral double garage with power and light, double glazing and is gas centrally heated throughout. Within guaranteed catchment for the highly regarded Balcarras secondary school viewing of this substantial family home comes recommended.

### ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band G

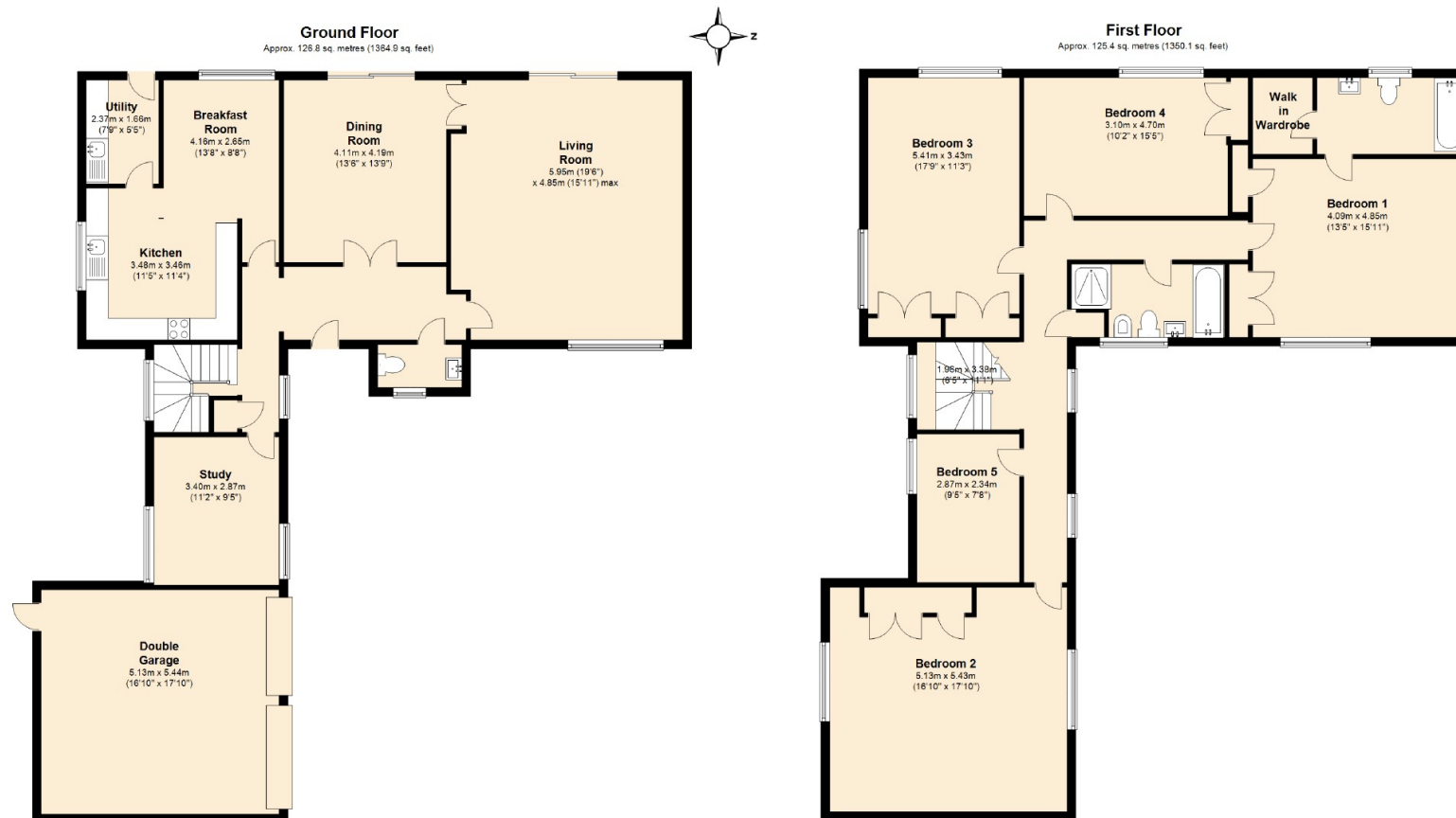
### DIRECTIONS

Leave our Charlton Kings office on the A40 London Road heading towards Oxford. Through the Sixways traffic lights, Courtfield Drive is on the left hand side just after the turning into Hearne Road before Nazareth House care home.

**Viewing strictly by appointment through  
Peter Ball & Co**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	73
England & Wales		EU Directive 2002/91/EC

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Total area: approx. 252.2 sq. metres (2715.1 sq. feet)

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

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