



PETER BALL & CO.  
ESTATE AGENTS

# BAFFORD LANE, CHARLTON KINGS, CHELTENHAM GL53 8DN

**£590,000**

- Detached Period Home
- 4 Bedrooms & En Suite
- Sociable Kitchen/Dining
- Utility & Cloakroom
- 2 Reception Rooms
- Converted Basement
- Balcarras Catchment
- Off Road Parking

## PROPERTY DESCRIPTION

A substantial, light and spacious detached period family home conveniently located close to amenities and sought after schools in Charlton Kings. Sympathetically decorated and with features in keeping with its origins it strikes the perfect balance with contemporary family living.

Bafford Lane is enviably located within a short walk to parks, open countryside, highly regarded schools and village amenities available in the affluent suburb of Charlton Kings. With easy access onto the A435 Cirencester Road and Regency Cheltenham town centre nearby it offers the best of both town and country living.

Immaculately presented throughout the substantial and versatile living accommodation on offer in brief comprises; entrance lobby, sociable open plan, dual aspect family dining



room and modern fitted kitchen with skylight windows, separate utility and cloakroom, formal dining room and dual aspect living room with log burning stove. The basement has been converted to offer an additional play room or study. Upstairs are four bedrooms and a family bathroom fitted with a modern white suite. The dual aspect master bedroom enjoys en suite shower facilities.

Outside to the front is a block paved driveway providing parking for multiple cars and the garden wraps around the property to the side and rear and is primarily laid to lawn with a private walled courtyard enjoying a westerly orientation.

The property further benefits from high ceilings, original sash windows, under floor heating and is gas centrally heated throughout.

Offered to the market with NO ONWARD CHAIN viewing of this simply beautiful and truly unique period family home comes highly recommended.

## SITUATION

## 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 Bafford Lane and the property will be found on the right hand side.

## ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band F.



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>	30	46
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		85 Decimals	85 Decimals

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.



### Basement

Approx. 30.2 sq. metres (317.0 sq. feet)



### Ground Floor

Approx. 73.9 sq. metres (795.8 sq. feet)



### First Floor

Approx. 55.6 sq. metres (599.0 sq. feet)



Total area: approx. 149.8 sq. metres (1612.3 sq. feet)

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