



Ham Close, Charlton Kings, Cheltenham GL52 6NP



# £695,000

## DESCRIPTION

A light and spacious detached family home in a quiet cul de sac on the edge of open countryside. Tucked away in the bottom corner of a no through road of similar executive properties built circa 1980, it boasts privacy, a south-westerly facing rear garden and far reaching views.

The light and spacious versatile accommodation has been well maintained throughout. In brief it comprises: entrance hallway, cloakroom, large and very bright dual aspect open L-shaped living and dining room, kitchen/breakfast room with adjoining larder/utility room, and study/fifth bedroom. Upstairs, with far reaching views to both Leckhampton Hill and Winchcombe Common are four bright double bedrooms, each with built-in wardrobes and family shower room off a large landing with linen cupboard. The master bedroom has high quality fitted wardrobes and an en-suite bathroom.

The house is set well back from the road behind a mature front garden. To the rear is a well established, secluded family garden. The property further benefits from double glazing, gas central heating, a double garage, driveway parking for multiple vehicles, and new guttering. Offered to the market with no onward chain and within the catchment area for the sought after Balcarras Secondary School and only a short walk to Glenfall Primary School, this detached family home comes highly recommended.

## ENTRANCE HALLWAY

An impressive reception space with stairs to the first floor and access to all rooms. Internal windows allow an abundance of natural light and there is a large built in cloak storage cupboard.

## SITTING ROOM

**6.86m X 3.86m (22'6 X 12'8)**

Dual aspect living room with solid oak flooring and feature fireplace. Large picture windows to front and rear.

## DINING ROOM

**4.17m X 3.35m (13'8 X 11')**

Sociable open plan dining room with solid oak flooring and patio doors to the rear garden.

## KITCHEN

**4.17m X 3.48m (13'8 X 11'5)**

Large picture window over looking the garden to the rear. Fitted kitchen with double sink and integral appliances to include dishwasher, AEG fridge and eye level AEG double oven and gas hob.

## UTILITY

**2.54m X 2.49m (8'4 X 8'2)**

Adjoining the kitchen and providing useful additional storage and utility space to include plumbing and wiring for washing machine, dryer and American style fridge freezer. Window and door to side aspect.

## STUDY

**3.07m X 2.16m (10'1 X 7'1)**

Versatile office space or fifth bedroom. Window to the side aspect.

## CLOAKROOM

**2.06m X 1.17m (6'9 X 3'10)**

White suite comprising wash basin and W.C. Window to side aspect.

## BEDROOM ONE

**4.37m X 4.19m MA X (14'4 X 13'9 MAX)**

Spacious master bedroom with a full wall of quality fitted Dolphin wardrobes. Engineered oak flooring. Window to the rear aspect with far reaching views.

## EN-SUITE

**2.46m X 1.70m (8'1 X 5'7)**

White suite comprising panel bath, vanity wash basin and W. C. Window to side aspect.

## BEDROOM TWO

**4.17m X 3.84m (13'8 X 12'7)**

Two fitted wardrobes. Window to the rear aspect with far reaching views.

## BEDROOM THREE

**3.84m X 2.57m (12'7 X 8'5)**

Fitted wardrobe. Engineered oak flooring. Window to front aspect.

## BEDROOM FOUR

**3.48m X 2.46m (11'5 X 8'1)**

Built in wardrobe. Window to the rear aspect with far reaching views.

## FAMILY BATHROOM

**2.46m X 1.57m (8'1 X 5'2)**







White suite comprising wash basin, W.C., walk in shower cubicle. Window to front aspect.

#### LOFT

Partly boarded.

#### GARAGE

**5.54m X 4.95m (18'2 X 16'3)**

Two up-and-over doors. Window to side aspect. Side door.

#### FRONT GARDEN

Driveway, lawn, borders and mature trees.

#### REAR GARDEN

To the rear enjoying a south westerly facing orientation is a well established, mature family garden. Well stocked

and privately enclosed there is securely gated access to the side and rear. A mix of patio seating, lawn and small woodland garden areas make for a tranquil setting in which to relax or entertain family and friends.

#### ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band G.

#### DIRECTIONS

Leave the Peter Ball & Co Office and head out of town on the London Road, through Sixways and then turn left into Glenfall Way. Proceed past Glenfall Primary School where Ham Close can be found on the left hand side.

**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>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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Total area: approx. 186.8 sq. metres (2011.1 sq. feet)

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

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