



Chatcombe Close, Charlton Kings, Cheltenham GL53 8LS

£639,950

DESCRIPTION

Deceptively spacious this substantially extended detached family home offers over 2,300 square feet of light and spacious accommodation, countryside views and a south facing garden in the sought after village of Charlton Kings. Enviably positioned within a short walk of highly regarded schools, local shops and pubs, playing fields and country walks are on its doorstep.

Extended by the current owners the versatile, spacious living accommodation on offer has been well maintained and immaculately presented throughout and in brief comprises; entrance lobby, spacious reception hallway, extended triple aspect living room, modern fitted kitchen with under floor heating, sociable open plan breakfast bar, dining room and snug with seating area, versatile study/family room, separate utility and cloakroom. Upstairs are four double bedrooms, two en suites and a family bathroom with white suite.

To the rear and enjoying a southerly orientation is a low maintenance, landscaped family garden. Further benefits include off road parking, integral part garage store, double glazing and gas central heating throughout. Within catchment for the highly regarded Balcarras Secondary School viewing of this substantial family home comes highly recommended.

LOBBY

ENTRANCE HALLWAY

Generous reception hallway with tiled flooring, stairs to first floor and access to all rooms. Window to side aspect.

SITTING ROOM

5.77m X 5.33m (18'11 X 17'6)

An extended triple aspect sitting room with feature fireplace. Internal patio doors. Windows to rear garden aspect.

KITCHEN/DINER

9.35m MA X X 6.55m MA X (30'8 MAX X 21'6 MAX)

Modern fitted kitchen with breakfast island and high spec integral appliances. Under floor heating.

Windows to front aspect.

DINING ROOM/SNUG

Sociable, open plan dining room and snug with tiled flooring and French doors to the garden.

UTILITY

2.95m X 2.54m (9'8 X 8'4)

Further storage and work surface. Space and plumbing for washing machine and dryer. Skylight window.

STUDY

4.80m X 2.54m (15'9 X 8'4)

A versatile additional reception room/fifth bedroom overlooking the garden. Windows to rear aspect.

CLOAKROOM

BEDROOM ONE

6.05m MA X X 4.67m MA X (19'10 MAX X 15'4 MAX)

The impressive master bedroom boasts stunning countryside views to the rear and a spacious en suite bathroom. Two windows to the rear aspect.

EN-SUITE

2.92m X 2.57m (9'7 X 8'5)

Fully tiled, modern white suite comprising panel bath, W.C., vanity wash basin and walk in shower cubicle and underfloor heating. Window to side aspect.

BEDROOM TWO

3.30m X 2.82m (10'10 X 9'3)

Guest bedroom with en suite shower facilities. Window to front aspect.

EN-SUITE

2.92m X 1.57m (9'7 X 5'2)

BEDROOM THREE

3.68m X 2.92m (12'1 X 9'7)

Window to rear aspect with countryside views.

BEDROOM FOUR

3.71m X 2.62m (12'2 X 8'7)

Window to front aspect.

FAMILY BATHROOM

2.01m X 1.88m (6'7 X 6'2)

White suite. Window to side aspect.





GARAGE
2.79m X 2.54m (9'2 X 8'4)

REAR GARDEN

To the front is driveway parking whilst at the rear and enjoying a southerly orientation is a low maintenance family garden. Landscaped to provide a mix of lawn and patio seating areas it makes for an ideal outside space in which relax or entertain family and friends. Privately enclosed there is securely gated access to the side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band E.

THE VENDOR OF THIS PROPERTY IS RELATED TO A MEMBER OF STAFF AT PETER BALL & CO.

DIRECTIONS

Leave our Charlton Kings office on the A40 towards Oxford. Turn right at the Sixways traffic lights into Copt Elm Road. Straight over the mini roundabout proceed to the end of Copt Elm Road and then follow the road around the Church taking the second turn in Little Herberts Road where Chatcombe Close can be found on the left hand side just after the turning into Beeches Road.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Total area: approx. 215.9 sq. metres (2324.3 sq. feet)

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

www.peterball.co.uk