

28 HARTLEBURY WAY,  
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL52 6YB

 Charles Lear





## 28 HARTLEBURY WAY

Situated in the popular Glenfall area of Charlton Kings, this beautifully light, well-proportioned detached property offers four double bedrooms, a large sitting room and a spacious open plan kitchen/dining room. The property also benefits from a tandem garage, parking and a southerly facing garden.

This attractive, light and airy detached property forms part of an established and highly sought after residential development of predominantly detached properties located off London Road within walking distance of Glenfall Primary School, Balcarras and exceptional open countryside. The property has had the benefit of being sympathetically and tastefully renovated by the present owner in recent years and offers spacious accommodation approaching 1,700 sq.ft. The property further benefits from a tandem garage, providing useful storage, plentiful driveway parking and a mature garden, predominantly laid to lawn, which backs on to Ham Brook. Internally, the accommodation on the ground floor comprises of a reception hall, off which is a useful utility/cloakroom fitted with modern white sanitary ware, a generously proportioned sitting room with solid oak flooring, contemporary fire and bi-folding doors to the garden, adjacent to which, is the spacious open plan kitchen/dining room, large enough to dine in, and fitted with a range of 'shaker style' wall and base units, as well as a selection of integrated kitchen appliances, including a range style gas cooker. On the first floor, there are four double bedrooms, three of which have built in wardrobes, the principal bedroom benefits from an en-suite bathroom and there is also a separate family shower room, again both of which are fitted with modern white sanitary ware.







### SITUATION

On the edge of Charlton Kings and Ham, with some of the town's finest countryside on the doorstep, the property stands in a quiet location within the highly sought after Balcarras catchment area. Charlton Kings is renowned for its excellent schools with Glenfall Primary, Balcarras School and St. Edwards School all being within walking distance of the property. Local amenities can be found at Sixways and in the 'Old Village' whilst the property is also ideally positioned for accessing most of the town's main transport including the A40 to the Cotswolds, Oxford and London, A436 to Cirencester and the M5 motorway.

### GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (E) - £2,433.35 pa. (2022/2023).

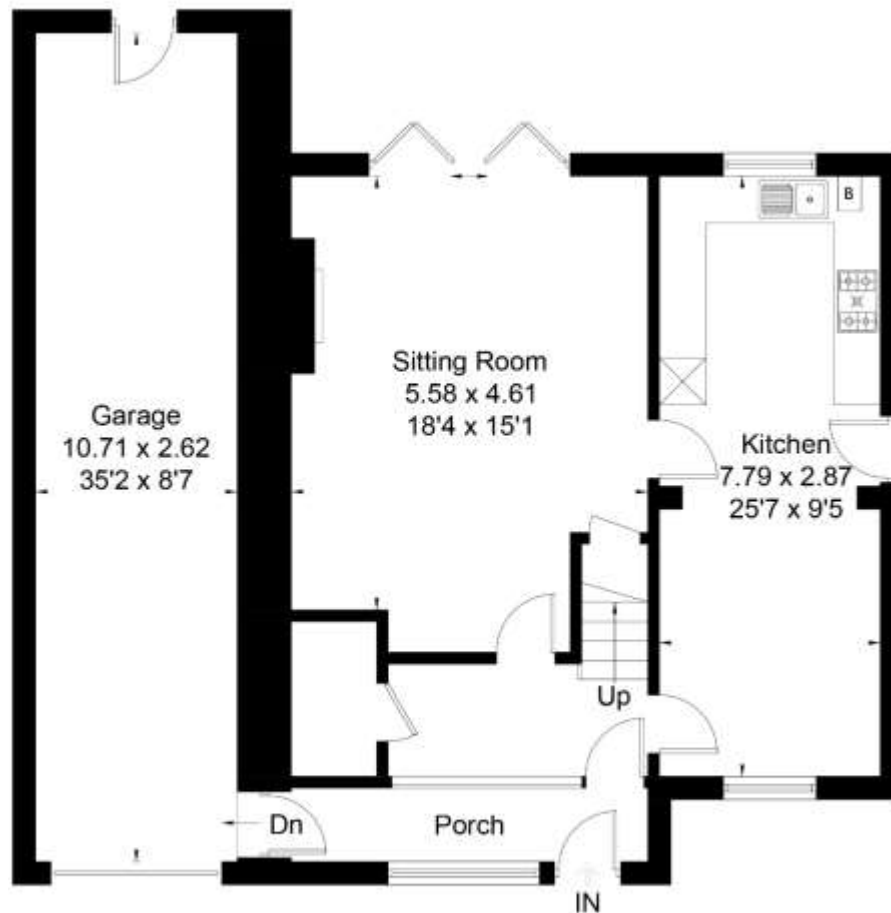
EPC Rating: C

### VIEWINGS

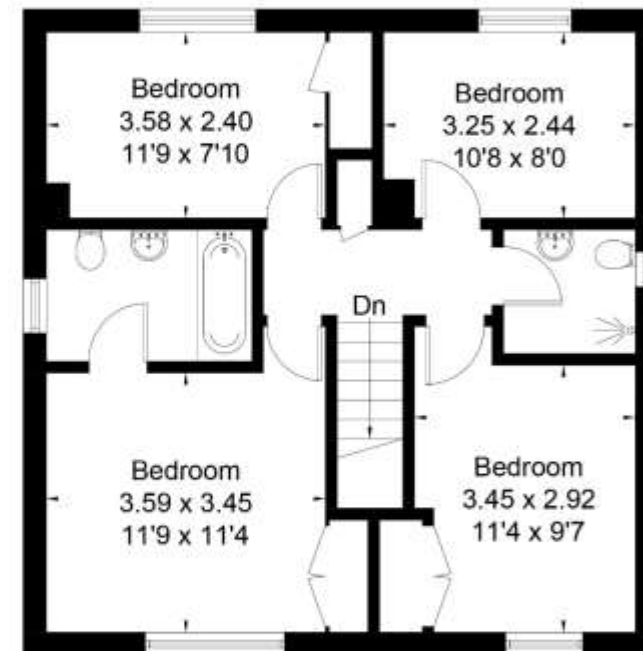
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 157.4 sq m / 1694 sq ft  
(Including Garage)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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