

TREES, CHARLTON DRIVE,
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 8ES

 Charles Lear



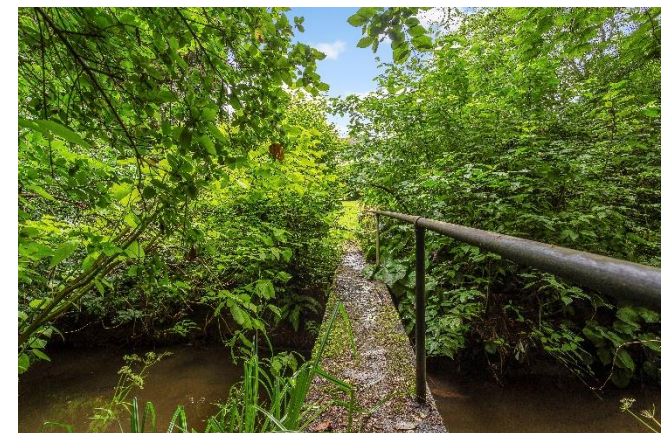
TREES, CHARLTON DRIVE

This is a rare opportunity to acquire a highly individual detached property, dating from the 1930's standing in a simply magical south facing garden in excess of a 1/3 of an acre with a foot bridge over the river Chelt. The property comes to the market for the first time since 1974 and is offered chain free and requiring a general and thoughtful programme of modernisation.

- Wide reception hall with a cloak room, useful under stair storage and stairs to the first floor
- Sitting room with a box bay window with a fitted window seat, overlooking the magical rear garden, and a fireplace creating a focal point in the room
- Dining room with glazed doors leading to a large terrace with steps down to a sweeping lawn
- Kitchen fitted with solid wood units & breakfast bar
- Useful utility/workshop/boot room with a door to the garage and an adjoining wet room
- Landing with an airing cupboard off which are four bedrooms, two with built in storage
- Integral single garage with an internal door, off road parking for three vehicles at the side of the property
- Stunning south facing garden with a sweeping lawn interspersed with specimen trees leading down to the meandering river Chelt.

Situated on a private road on the edge of the popular village of Charlton Kings, this charming detached home forms part of a street scene of individual properties standing in a magnificent 1/3 acre garden. The accommodation would appeal to clients downsizing, growing families or those interested in creating their own home, in brief the property offers two receptions, a kitchen with an adjoining utility and wet room, four bedrooms and an upstairs bathroom.





SITUATION

Charlton Drive is a private no through road situated just off Cirencester Road therefor ideally located for access to the amenities at Sixway's and the 'Old Village' of Charlton Kings, these include a doctors surgery, chemists, optician, supermarkets, public houses and both Parish and Roman Catholic Churches. Also within 0.3 of a mile of the property there is a selection of popular schools including the revered Balcarras Academy, Glenfall Primary and both St. Edwards Senior and Prep Schools whilst Cheltenham town centre is just over two miles distant, the A40 to the Cotswolds, Oxford & London and A435 to Cirencester are both in immediate proximity of the property.

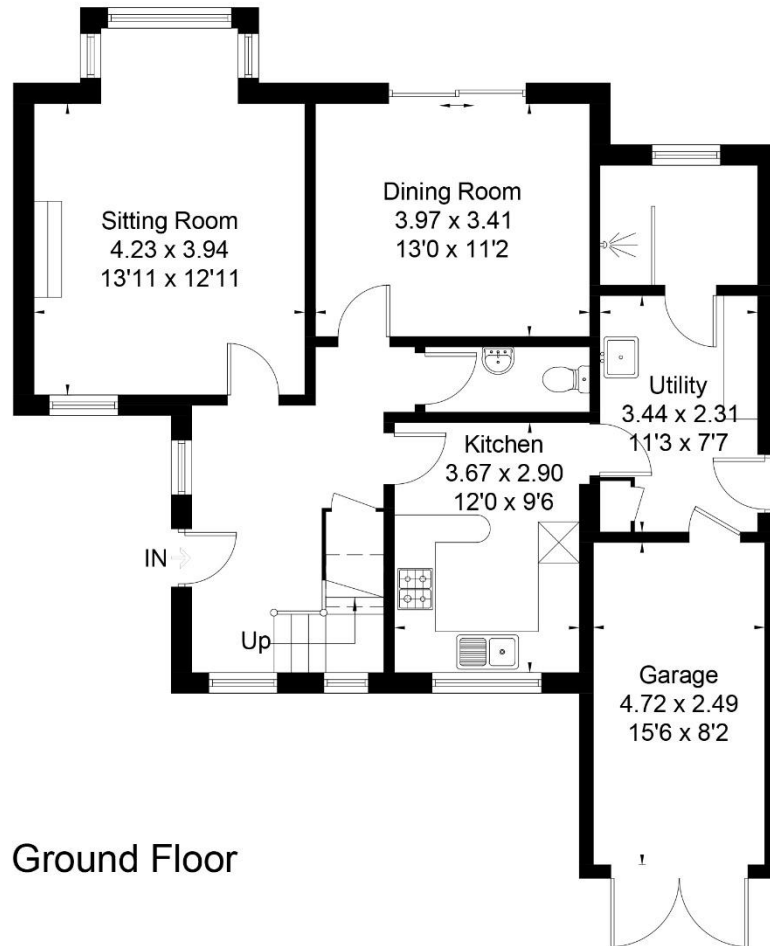
GENERAL INFORMATION

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

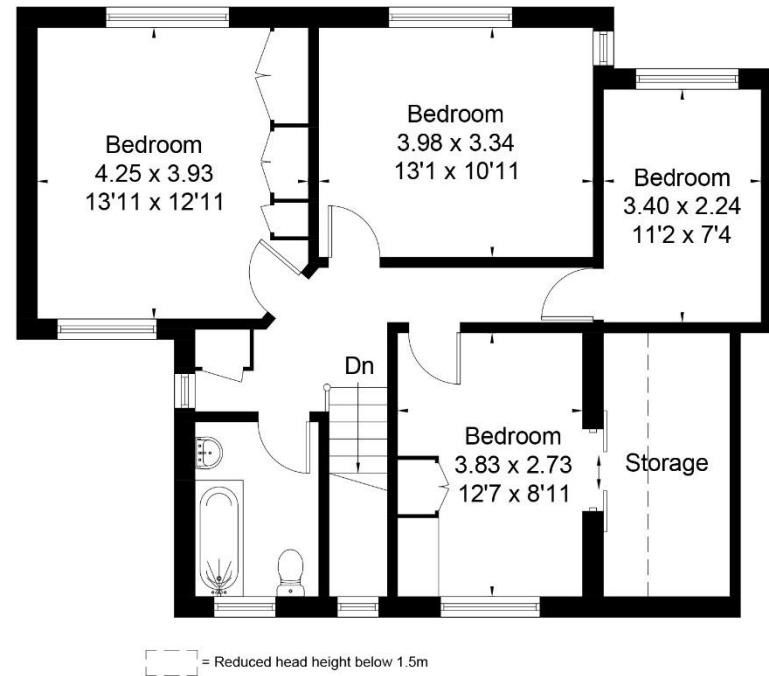
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: G - £3,318.20 pa.
EPC Rating: D

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

Approximate Area = 160.0 sq m / 1722 sq ft (Including Garage)
Including Limited Use Area (5.3 sq m / 57 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 322047