

KIPPINGTON, 22 CHARLTON CLOSE,
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE GL53 8DJ



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Located in a highly sought after development, this exceptional detached bungalow stands in a sizeable and beautifully created corner plot garden with the benefit of generous off road parking and detached double garaging. The property is offered in immaculate condition both inside and out and would be ideal for growing families or clients downsizing.

- Quiet residential cul-de-sac comprising of individual detached homes located within walking distance of local amenities and schools
- Wide reception hall with plentiful storage
- Stunning light and airy dual aspect lounge with a wide square bay window and a contemporary fireplace
- 13' dining room with an archway to the hall
- Quality kitchen/breakfast room fitted with a range of solid wood units with a selection of integrated quality appliances and a breakfast bar
- Utility room housing the boiler & a door to the garden
- Elegant and sizeable principal bedroom suite with a range of fitted furniture & a fantastic contemporary shower room, three further bedrooms, one of which is presently used as a study and the other a snug along with a modern bathroom
- Off road parking for at least six vehicles, detached garaging and exquisite south/westerly corner plot gardens with sweeping lawns bounded by a variety of specimen trees, plants and flowers

This wonderful bungalow originates from the 1960's and has been significantly updated by the present owners who have created an exceptional home of great quality with beautifully proportioned and versatile living accommodation approaching 2000sqft. The property stands in a peaceful sought after location where properties are rarely available.





SITUATION

Charlton Close is an established no through road created principally in the 1950's within the former grounds of the historic Moored Park Hotel. The close comprises of a limited number of substantial detached properties, all set in large plots and nearby there is a good selection of day to day amenities including a Sainsbury's Local, butchers, and in the Old Village there are several supermarkets, public houses, cafes, chemist and local proactive Parish church. The property is well placed for access to St. Edwards School and falls within the Balcarras catchment area whilst the town centre is only two miles away. The location is also convenient for access to the A40 and A435.

GENERAL INFORMATION

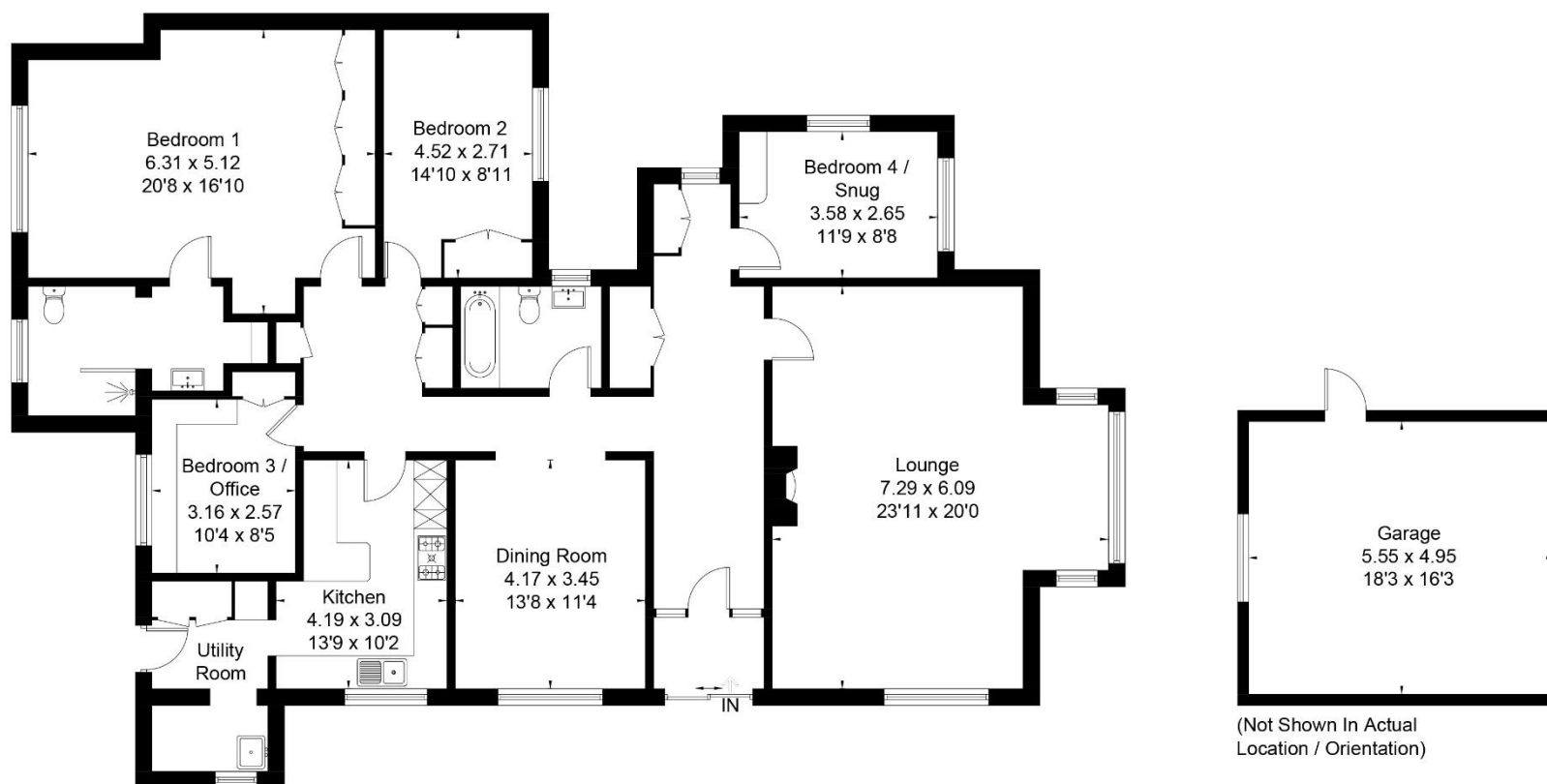
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (G) - £3,487.01. (2023/2024).
EPC Rating: C

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



Approximate Area = 182.8 sq m / 1968 sq ft
 Garage = 27.5 sq m / 296 sq ft
 Total = 210.3 sq m / 2264 sq ft



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