

3 ASHLEY CLOSE

CHARLTON KINGS, CHELTENHAM, GL52 6LE

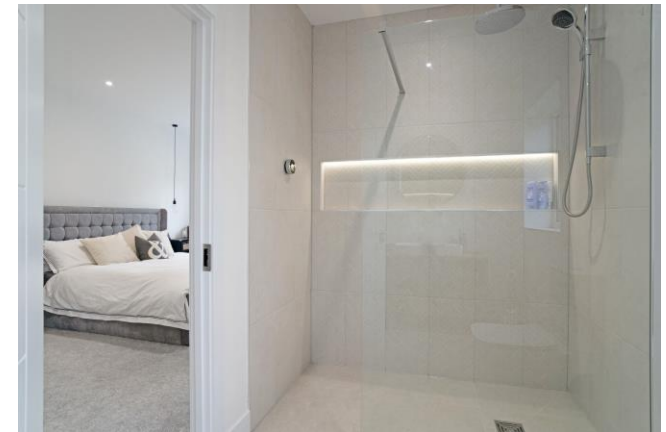


### 3 ASHLEY CLOSE

A thoughtfully designed and beautifully finished brand-new residence located just off Greenway Lane in a most peaceful and private position. With 4/5 bedrooms and 4 bathrooms, this contemporary home is well-proportioned, has a private garden, a garage for storage and plentiful off-road parking.

Created by the present owners, this individual brand-new detached house measures c.2,500sq.ft. with light and spacious accommodation arranged over just two floors. An imposing front door leads into to a wide reception hall which enjoys a contemporary open tread timber and glass staircase rising to the first floor, and a stunning view through to the open-plan kitchen/family room and into the garden. To the front of the house is a formal sitting room with large picture windows, whilst at the rear is a magnificent kitchen/family room with a substantial central island together with generous dining and seating areas enjoying access through bi-folding doors and into the garden. The ground floor also plays host to a home office/bedroom 5 which has an en-suite shower room and double doors into the garden, an excellent utility room and cloakroom. On the first floor are four double bedrooms including a principal bedroom with walk-in wardrobe and generous en-suite shower room. There is also a further double bedroom with en-suite shower room, whilst the remaining two bedrooms have the use of a contemporary family bathroom. Outside and to the rear is a particularly private garden, laid predominantly to lawn, with a large patio area for outside dining. The garden may be accessed via both sides of the house, whilst to the front of the property is a generous amount of off-road parking together with a garage for storage.





### SITUATION

Standing in this established and extraordinarily quiet no through road within a few minutes' walk of the open countryside and an excellent range of local amenities at Sixways including a doctors surgery. The centre of Cheltenham is about one and a half miles distant and boasts a wide variety of bespoke shops and boutiques, restaurants and wine bars. The property stands within the sought after Balcarras catchment area and is just a short walk to St. Edward's School. Cheltenham is favoured with a number of popular festivals including the literature, food, music and world renowned 'Gold Cup'.

### GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected.

New Home Warranty provided by AHCI.

Local Authority:

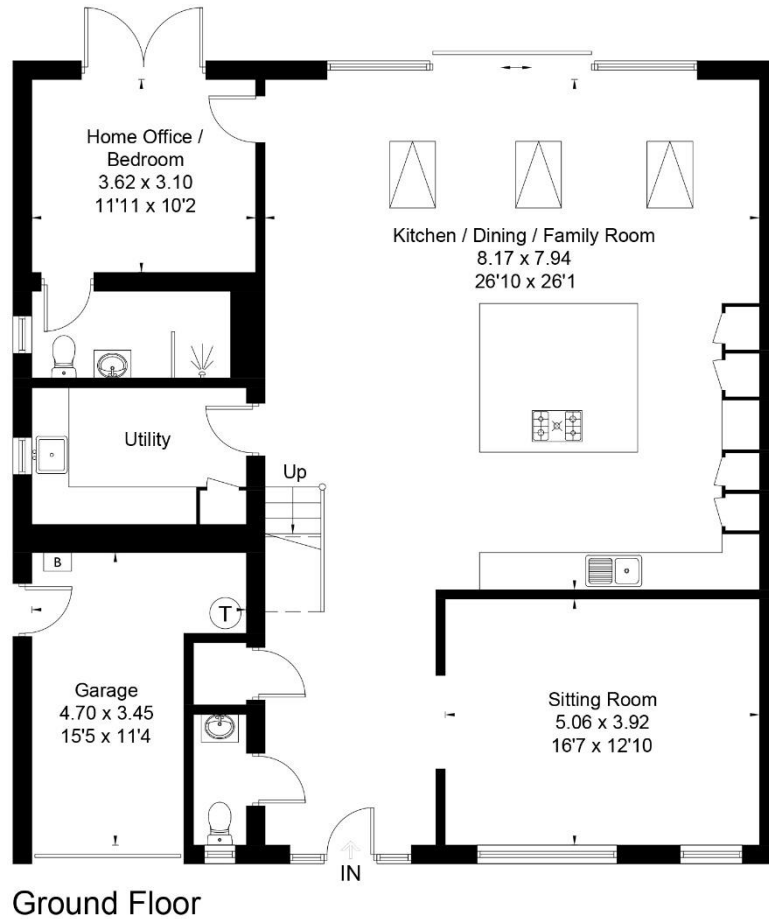
Cheltenham Borough Council: 01242 262626.


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

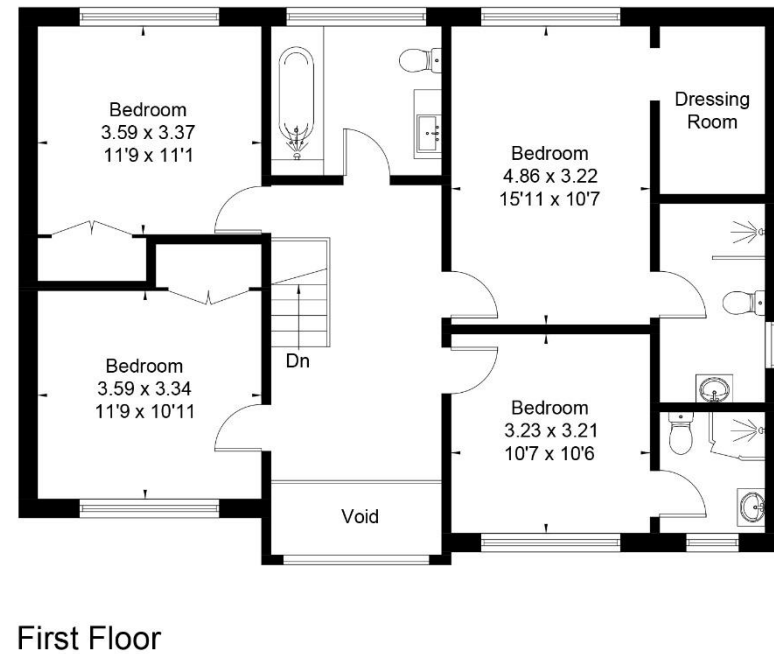
### VIEWINGS

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

Approximate Area = 220.6 sq m / 2374 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 233.5 sq m / 2513 sq ft (Excluding Void)  
 Including Limited Use Area (1.1 sq m / 12 sq ft)



 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 310271