

CALDER,
GREENWAY LANE, CHARLTON KINGS, GLOUCESTERSHIRE, GL52 6LB

 Charles Lear



CALDER, GREENWAY LANE

With the benefit of driveway parking, its own private entrance and an enclosed manageable garden this unique Georgian Grade II listed property has been extensively renovated to an exacting standard offering two stunning light and airy reception rooms complimented by three double bedrooms & two bathrooms.

- An exceptional property, full of character, providing accommodation in excess of 1250 sqft
- Entrance porch with a compact utility room leading to a reception hall retaining the original flooring
- A stunning 15'9" dual aspect kitchen/dining room beautifully fitted with marble worktops, original flooring and a handsome original cast iron open fire with a marble surround
- Sizeable sitting room, again with an open fireplace & a large sash window flooding the room with light
- Principal bedroom with an en-suite contemporary shower room, two additional bedrooms and a four piece family bathroom
- A wonderfully private low maintenance garden with added maturity and a recently constructed studio or home office fully insulated with power and driveway parking for two vehicles

Having been recently updated by the present owners, this truly unique property has been finished to an exacting standard and offers versatile and spacious living over one floor, the property benefits from its own private entrance, a stunning south facing walled garden and parking. Understood to date from 1798, Calder was formerly part of a large villa known as 1 Greenway Lane, the property retains a wealth of character including sash windows & fireplaces whilst the finish is modern, luxurious & includes a shaker style kitchen with marble work surfaces and contemporary white sanitaryware in the bath/shower rooms.





SITUATION

Calder is situated in Charlton King's within a few minutes' stroll of a wide range of amenities in the old village centre and also at popular 'Sixways' which include a prominent supermarket, doctors surgery, chemist, several public houses and cafes to name but a few. Ashley Manor school is on the doorstep whilst the senior school and Balcarras Academy are within walking distance. Nearby Aggs Hill and Leckhampton Hill provide some of the area's most enjoyable country walks, whilst Cheltenham town centre is approximately 30 minutes away on foot. The A40 to Oxford and London is also particularly convenient.

GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected.
Council Tax Band: (B) - £1,706.25 pa. (2024/2025).

Tenure & Maintenance:

Calder is a leasehold apartment and owns the freehold and is responsible for half of the cost of the maintenance and buildings insurance, etc. The first floor property is on a long lease and contributes the remaining half share.

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



Approximate Floor Area = 118.6 sq m / 1277 sq ft



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