

8 CHARLTON PARK GATE
CHELTENHAM, GLOUCESTERSHIRE, GL53 7DJ



8 CHARLTON PARK GATE

An outstanding family house in one of the finest plots and positions in Cheltenham. South facing formal gardens and grounds, which include a tennis court, extend to over 1.5 acres. The internal accommodation is light, spacious and approaching 4,000sq.ft. which is thoughtfully laid out over just two floors. All within walking distance of the town centre.

Occupying possibly one of the finest positions in Cheltenham, 8 Charlton Park Gate is a beautifully presented house dating from the 1920's that has been loving cared for, for many years by the present owners. The gardens are magnificent and extend to more than 1.5 acres, including areas of formal lawn, a tennis court and mature trees providing absolute privacy. Internally, the house has its accommodation arranged over just two floors and includes four well-proportioned double bedrooms. The principal bedroom offers a dressing area, en-suite bathroom and bi-folding doors opening onto a covered balcony which overlooks the gardens and enjoys views to Leckhampton Hill. There is a large guest bedroom with a wide array of fitted wardrobes and an en-suite bathroom, whilst the two remaining bedrooms share a family bathroom. There is also a separate cloakroom on the first floor. The ground floor flows beautifully and offers a stunning reception hall with the original staircase rising to the first floor, a wonderful open-plan kitchen/dining room complete with an AGA, snug and view over the gardens, family room with glazed double doors into the kitchen, a formal sitting room with fireplace and box bay window, home office, utility/boot room and two cloakrooms. To the front of the house are mature trees to provide privacy, a large circular driveway providing parking for plentiful vehicles, vehicular access to the garage and gardens.





SITUATION

Charlton Park Gate is recognised as being Cheltenham's premier residential road, comprising of a small number of substantial family homes. Local amenities may be found in the old village of Charlton Kings or in the popular Bath Road both offering a wide choice of day-to-day needs, supermarkets, banks and doctors surgeries. The town centre can be reached via a 5-minute drive or a gentle stroll. Cheltenham's varied schools are all within a short drive, the nearest being Cheltenham College and St. Edwards.

GENERAL INFORMATION

Services:

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

Local Authority:

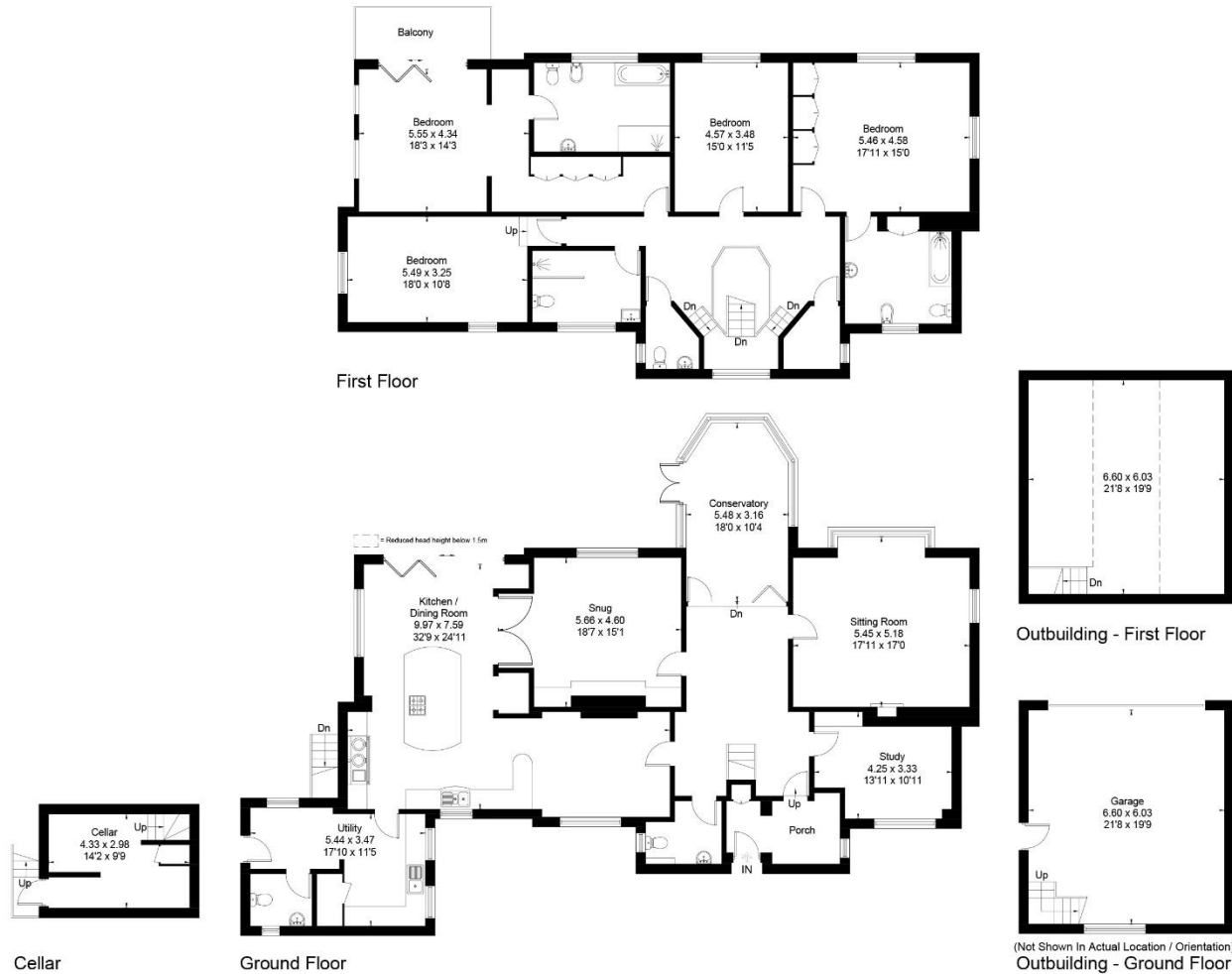
Cheltenham Borough Council: 01242 262626

Council Tax Band: (H) – £4,291.16 (2024/2025).

VIEWINGS

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

Approximate Floor Area = 347.5 sq m / 3740 sq ft
 Cellar = 12.7 sq m / 137 sq ft
 Outbuilding = 79.9 sq m / 860 sq ft
 Total = 440.1 sq m / 4737 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70678