

THE FARLEIGHS, SANDY LANE ROAD,
CHARLTON KINGS, CHELTENHAM, GL53 9DA

 Charles Lear



THE FARLEIGHS, SANDY LANE ROAD

Discreetly tucked away off a private drive on one of the town's most sought after roads is this modern detached bungalow offering beautifully presented and proportioned accommodation, generous off road parking, double garaging and a private rear garden. The property is situated within proximity of local amenities, schools and open countryside and is offered chain free.

- Spacious reception hall with solid wood flooring, a cloakroom and doors to both the sitting and dining rooms
- Well fitted kitchen/breakfast room with a view of the rear garden and an adjoining utility room
- Dining room with patio doors to the rear garden and an attractive feature bow window into the hall
- 19'3 dual aspect sitting room with an open fireplace
- Three double bedrooms, the principal benefiting from fitted wardrobes and an en-suite bathroom
- Established, private, mainly lawned garden with well stocked plant, shrub and flower borders
- Long driveway providing generous off road parking leading to a detached double garage with a side door and power and light



A rare opportunity to acquire an individual detached bungalow offering generous proportions located in one of the town's most revered residential districts. The property has been a much loved home for over twenty years and comes to the market in good condition and with no onward chain. The accommodation approaches 1500sqft and briefly comprises of a fitted kitchen with an adjoining utility room, two spacious reception rooms, three double bedrooms including the principal bedroom which has en-suite facilities, a family bathroom and cloakroom and there is a lovely enclosed garden.



SITUATION

Sandy Lane Road is a revered residential road deemed as being one of the finest in Charlton Kings, a popular district located to the south side of the town. The property stands in a level and private plot and is within walking distance of beautiful open countryside, local amenities in the 'Old Village' and excellent schools such as Balcarras Academy, Ashley Manor Secondary School and The Richard Pate School. The property is also well placed for access to Cheltenham town centre which is 1.5 miles away, the A40 to the Cotswolds, Oxford & London and the M5 motorway at Junction 11a.

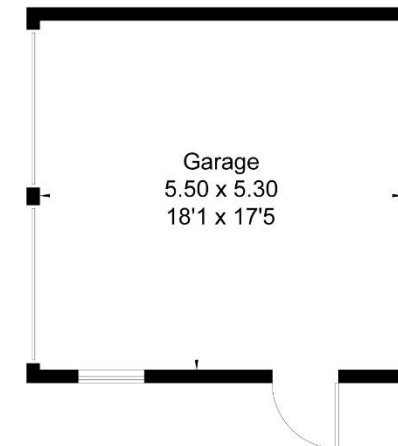
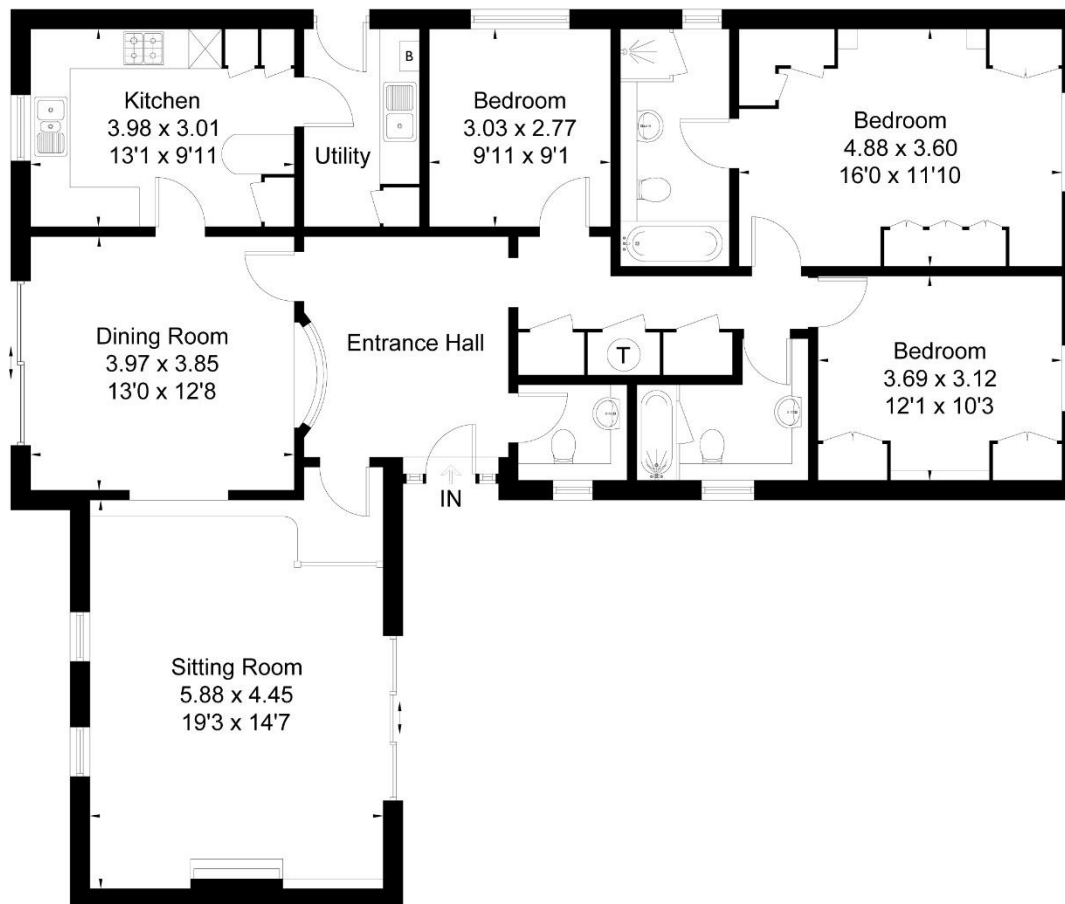
GENERAL INFORMATION

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

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £3,022.09 pa. 2023/2024.
EPC Rating: D.

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

Approximate Floor Area = 135.3 sq m / 1456 sq ft
 Garage = 29.1 sq m / 313 sq ft
 Total = 164.4 sq m / 1769 sq ft



(Not Shown In Actual Location / Orientation)



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 #62218