

265A LONDON ROAD, CHARLTON KINGS
CHELTENHAM, GLOUCESTERSHIRE, GL52 6YG

 Charles Lear



265A LONDON ROAD

A unique contemporary dwelling offering absolute privacy within walking distance of Six Ways. The accommodation is arranged over three floors, measuring in excess of 2,000sq.ft. including four bedrooms and three bathrooms. Parking for three cars is available behind an electric sliding gate.

DESCRIPTION

Set back from the road and behind an electric sliding gate, this architecturally interesting and unique contemporary home was constructed some 10 years ago. The accommodation, which measures in excess of 2,000sq.ft., is arranged over three carefully considered floors. When entering the property through an imposing entrance door, a wide reception hall with glazed balustrades leads to a double bedroom, presently used as a home office, with en-suite shower room. Stairs rise from the ground floor to the first floor where two further bedroom suites may be found including a sumptuous principal bedroom with dressing room and four piece en-suite. The guest bedroom has a contemporary shower room and built in wardrobe. The lower level is where the fourth bedroom may be found together with a utility room, cloakroom and a most impressive open-plan kitchen/breakfast/dining/sitting room. The kitchen is contemporary in style with a range of units and Siemens appliances including a warming drawer. This outstanding living space spans nearly 10m x 7m and has substantial sliding doors opening onto a beautiful south facing courtyard style garden set well above the River Chelt.





SITUATION

In a convenient position set back from London Road and discreetly hidden by a high wall and electric sliding gate. The property is within a short walk to Sixways where there is a very good selection of amenities including Sixways surgery, opticians and chemist along with a range of independent shops and boutiques, cafes, wine bars and public houses. The property is also within walking distance of several highly respected schools including St. Edward's Junior & Senior Schools and Balcarras Academy whilst also well placed for access to Cheltenham and the A40 to Oxford & London.

GENERAL INFORMATION

Services:

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

Local Authority:

Cheltenham Borough Council: 01242 262626

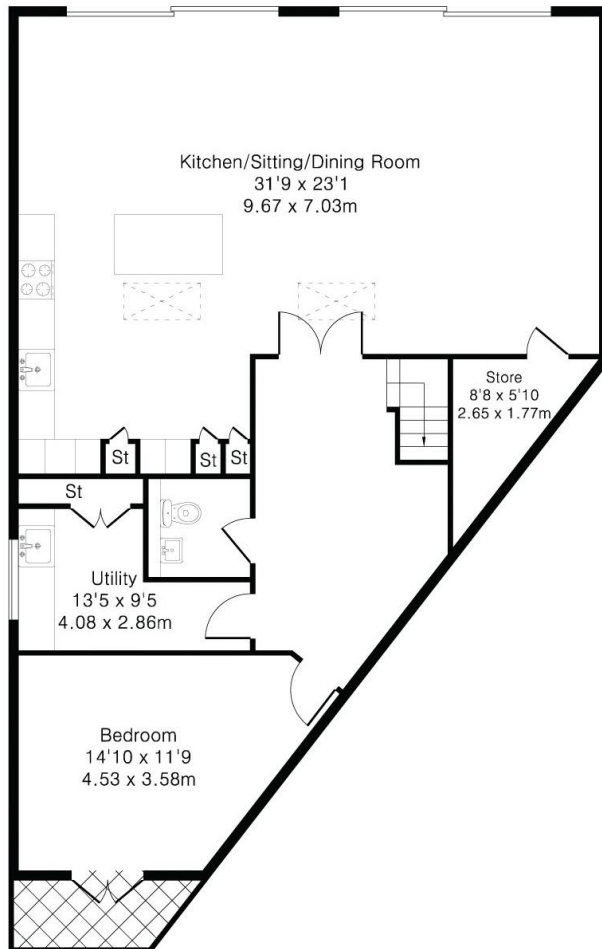
Council Tax Band: (F) – £3,168.76pa. (2024/2025).

VIEWINGS

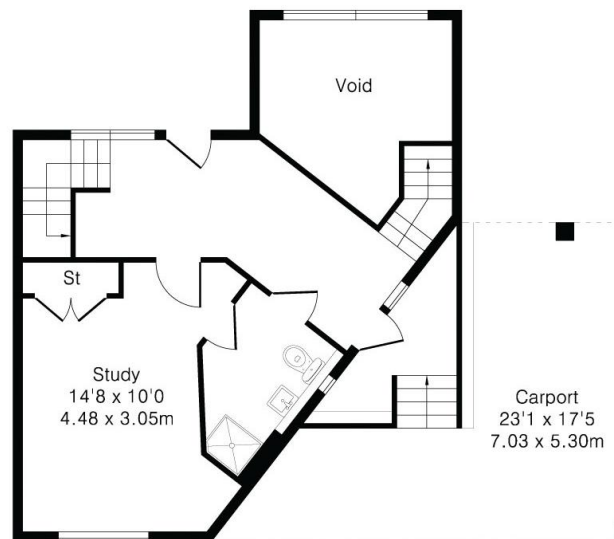
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



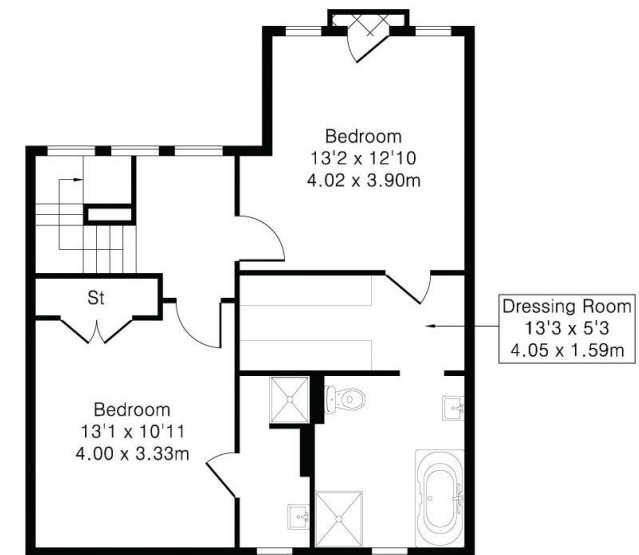
Approximate Gross Internal Area 2111 sq ft – 196 sq m
 Lower Ground Floor Area 1177 sq ft – 109 sq m
 Ground Floor Area 363 sq ft – 34 sq m
 First Floor Area 571 sq ft – 53 sq m



Lower Ground Floor



Ground Floor



First Floor

