

17 HARTLEY CLOSE,
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 9DN.

 Charles Lear



17 HARTLEY CLOSE

Standing towards the end of a quiet cul-de-sac benefitting from splendid views and direct access to open countryside this is a wonderful opportunity to acquire a spacious detached property with double garaging and parking within walking distance of excellent village amenities and local schools including Balcarras Academy and St Edward's.

- Adjoining open fields with unrivalled and unspoiled views of Leckhampton Hill
- Large reception hall with a shower room and stairs to the first floor
- Recently refitted dual aspect kitchen/breakfast room with views over the garden and Leckhampton Hill, 18' dining room and a separate 21' dual aspect sitting room both with fireplaces
- Four double bedrooms and a family bathroom
- Detached double garage with a door to the garden, off road parking for two vehicles, mature garden with access to open pastureland and country walks
- Wonderful location close to excellent amenities in the village and also access routes
- Offered with no onward chain and requiring a general program of updating

This lovely detached property stands in a sought after cul-de-sac of houses and bungalows dating from the 1970's designed around an open parkland theme. The property is well presented and offers light and spacious accommodation however a general program of renovation would now be beneficial. On the ground floor there are three generous reception rooms including the kitchen/breakfast room and on the first floor the bedrooms are all doubles, two of which benefit from superb south facing views. Furthermore there is a useful double garage and parking.





SITUATION

Hartley Close is an established peaceful cul-de-sac situated at the foot of Leckhampton Hill enjoying outstanding views to the escarpment. Number 17 is situated on the left hand side towards the end of this sought after residential address and has the benefit of direct pedestrian access onto open fields. In the village there is a very good choice of amenities including four supermarkets, café's, takeaways, butchers, beauticians, two very good public houses and the parish church. Charlton Kings is noted for having excellent primary and secondary schools and access to transport links are favourable including the A40 to the Cotswold's Oxford and 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: G - £3, 656.27 pa. (2024/25)

EPC Rating: Awaited

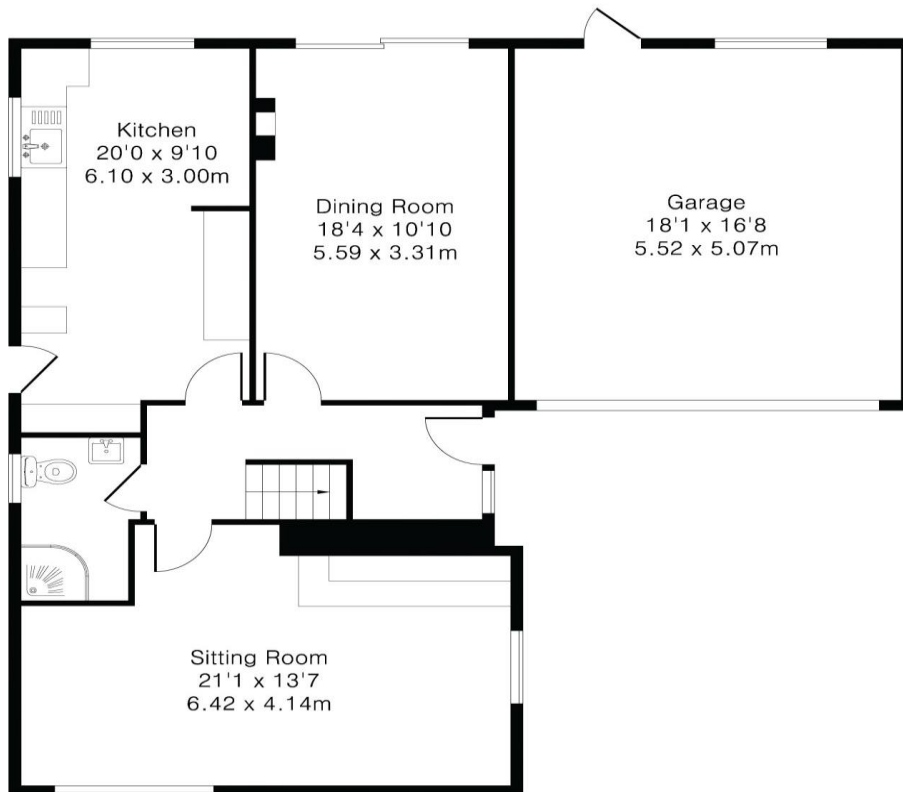
VIEWINGS

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

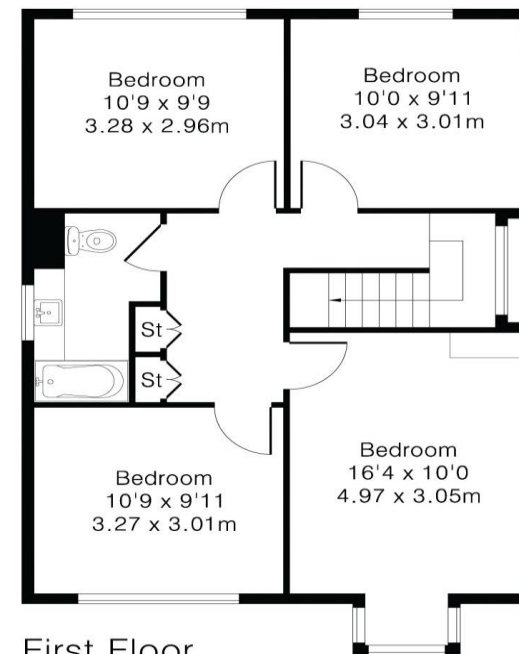
Approximate Gross Internal Area 1739 sq ft - 162 sq m

Ground Floor Area 1107 sq ft – 103 sq m

First Floor Area 632 sq ft – 59 sq m



Ground Floor



First Floor