

LANGTON GROVE

LANGTON GROVE ROAD, CHARLTON KINGS, CHELTENHAM, GL52 6JA



LANGTON GROVE

A distinguished double-fronted Victorian villa, set on a sought-after private road, offering over 3,000 sq. ft. of elegantly proportioned living space. This beautifully maintained home seamlessly blends classical English charm with contemporary refinements, featuring a series of well-balanced reception areas, expansive gardens, and thoughtfully designed ancillary accommodation.

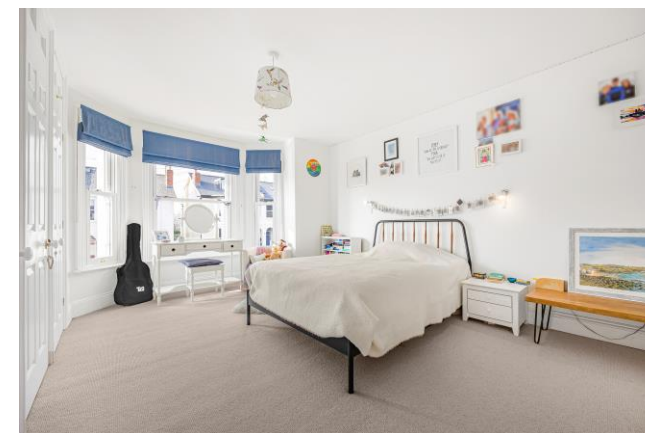
Upon entering, a gracious reception hall connects the primary living spaces. On either side, a refined drawing room and a charming library, both adorned with soaring ceilings, intricate cornicing, and handsome fireplaces, create an inviting atmosphere. Beyond, the heart of the home unfolds with an open-plan kitchen and dining room, complete with a central island, quartz worktops, and a striking bank of windows overlooking the garden. Overhead Velux skylights bathe the space in natural light. Adjacent lies a relaxed reception room, with French doors leading onto the landscaped rear garden, alongside a discreet guest WC.

The first floor is home to two generously sized bedrooms, each featuring bay windows with made-to-measure blinds and en-suite shower rooms. Two further bedrooms, served by a well-appointed family bathroom, complete the level. Ascending to the second floor, the principal bedroom is flooded with light from triple-aspect windows and is accompanied by a luxurious bathroom with a separate shower and bath.

The residence has been meticulously enhanced with a range of high-specification upgrades, including a newly installed highly insulated roof, double-glazed sliding sash windows, and a new gas-fired high-efficiency condensing boiler. Underfloor heating ensures warmth and comfort in the lower section of the house.

The outdoor space is equally impressive, with porcelain-tiled patio terraces, lush lawns, and curated flower beds. A highly insulated garden room, complete with a newly installed log burner and flue, offers an additional versatile retreat. The main house also benefits from a lined flue and a wood burner installation. Off-street parking is available at the front, while a gated rear access to Oakland Street provides additional private parking.





SITUATION

Langton Grove Road is a quiet private no through road, accessed from the London Road, in the popular residential area of Charlton Kings. Located 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. Charlton Kings is situated on the south-east side of Cheltenham, with the town centre just over one and half miles away.

SERVICES

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

GENERAL INFORMATION

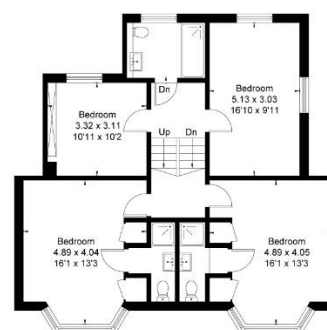
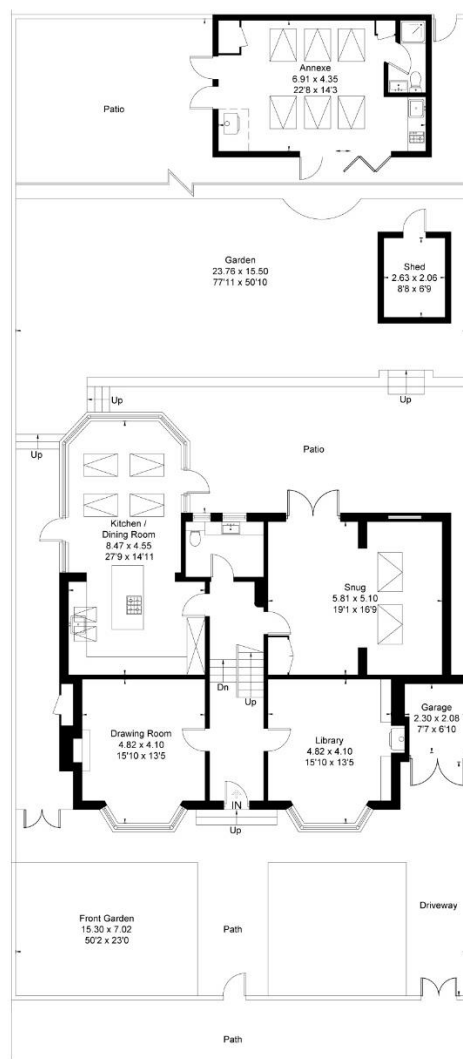
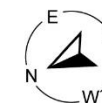
Local Authority:
Cheltenham Borough Council: 01242 262626
Council Tax Band: F

VIEWINGS

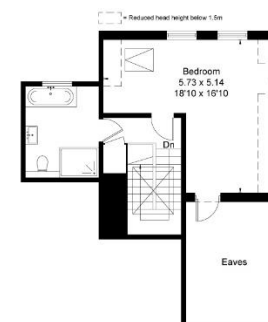
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Floor Area = 260.9 sq m / 2808 sq ft
 Outbuildings = 35.6 sq m / 383 sq ft
 Total = 296.5 sq m / 3191 sq ft
 (Including Eaves / Garage)



First Floor



Second Floor