

2 LITTLE ASHLEY COURT, RYEWORTH ROAD,
CHARLTON KINGS, CHELTENHAM, GL52 6JY



2 LITTLE ASHLEY COURT

This stunning, semi-detached contemporary property, arranged over three floors, has been thoughtfully upgraded to a high standard. Forming part of this small select development of just five homes, it is set back from the road and offers an attractive courtyard garden, with entertaining area.

- Steps with wrought iron railings to an inviting entrance door which leads into a wide reception hall with cloak cupboard
- The formal sitting room is approached through glazed double doors and enjoys a feature fireplace and dual aspect windows
- Ground floor also with a spacious double bedroom with a wall of fitted wardrobes, a recently upgraded shower room and a home office/family room
- Open-plan kitchen/dining room with double doors into the garden and separate utility room
- Further generous double bedroom with fitted wardrobes and impressive shower room
- Generous principal bedroom suite with en-suite shower room and adjoining dressing room, together with bedroom 4 and a principal bathroom

Set back from the road and approached via wrought iron electric gates, this stunning semi-detached residence has been thoughtfully upgraded and is offered in excellent condition throughout. The accommodation, which is particularly versatile and measures nearly 2,000sq.ft., is arranged over three floors. Outside and to the rear is an attractive, west facing town style courtyard garden, with entertaining area. In addition, the property offers a carport, one further parking space, with visitor parking also available.





SITUATION

Set back from the road and close to the centre of Charlton Kings Village and Sixways, providing an excellent selection of day to day amenities. Charlton Kings is renowned for the highly regarded Balcarras School which is within walking distance and enviably, this lovely modern home, also falls within the catchment area. St. Edwards School is on the doorstep and Cheltenham College also within easy reach. The property is also ideally positioned for enjoying some of the town's finest countryside and accessing main transport links both in and out of Cheltenham, including the A40 to Oxford and London.

GENERAL INFORMATION

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

Little Ashley Court is a private development. Maintenance is shared equally on an as and when required basis.

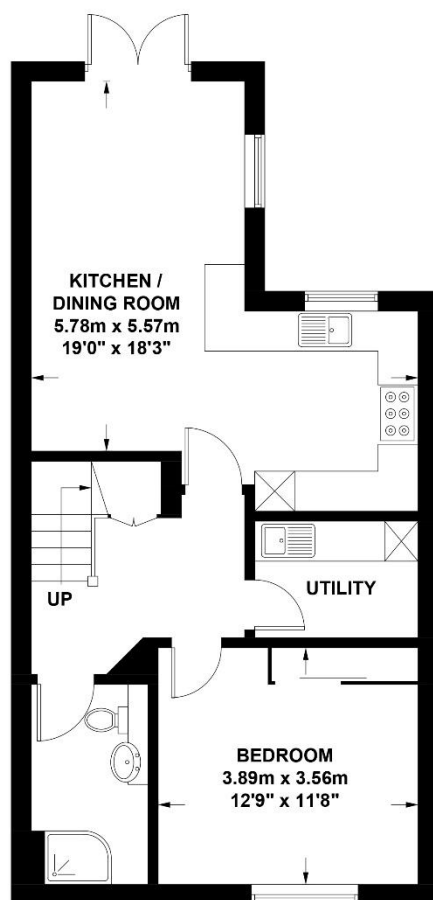
Cheltenham Borough Council: 01242 262626.

Council Tax Band: (E) - £ 2,681.27. (2024/2025).

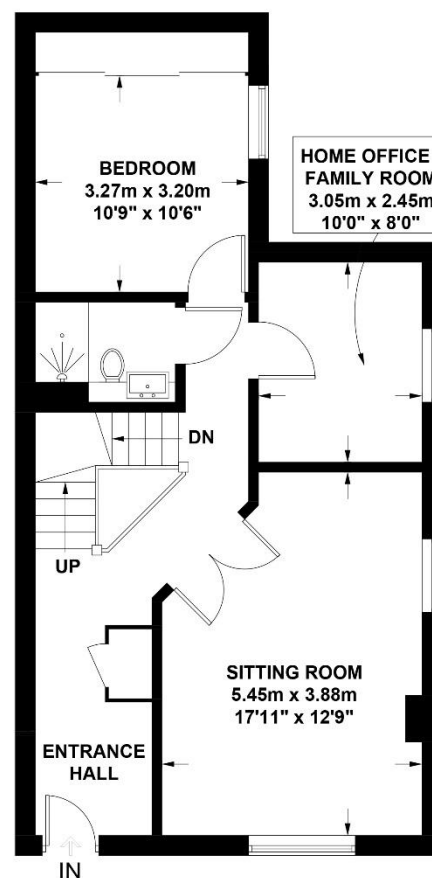
Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



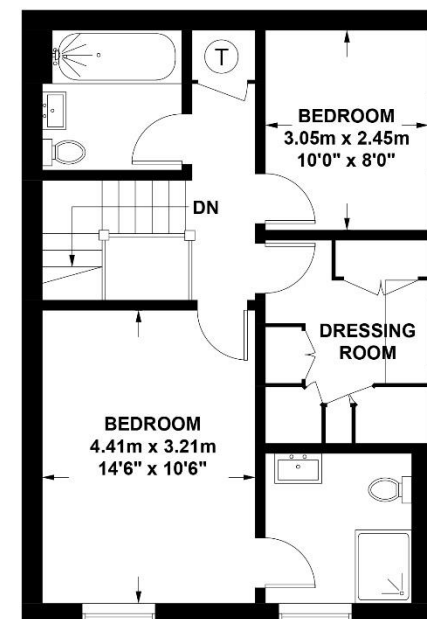
Approximate Gross Internal Area = 171.4 sq m / 1846 sq ft



GROUND FLOOR = 658 SQ FT / 61.1 SQ M



FIRST FLOOR = 657 SQ FT / 61 SQ M



SECOND FLOOR = 531 SQ FT / 49.3 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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