

UNDERLEY VILLA, 26A BAFFORD LANE,
CHELTENHAM, GLOUCESTERSHIRE, GL53 8DL



UNDERLEY VILLA, 26A BAFFORD LN.

A stunning contemporary home measuring 2,670sq.ft. in the heart of Charlton Kings. The property offers four/five excellent double bedrooms and three bathrooms over two floors. To the rear is a generous but manageable southwest facing garden. There is also potential for a garage.

Set back from the road at the end of a private drive shared by just one other house, Underley Villa was constructed by Mark Casey just over 15 years ago. The house is contemporary in style, with rendered elevations and large swathes of glass, providing the maximum of light. Underley Villa faces southwest so enjoys a sunny garden and aspect including views to Leckhampton Hill. The ground floor offers flexible and versatile accommodation that flows beautifully. The modern open-plan kitchen has a range of contemporary units and granite work surfaces incorporating a sociable circular breakfast bar. There is a formal dining room and stunning sitting room with a log burning stove and an impressive outlook over the garden. The ground floor also offers a large family room/home office/bedroom 5, a utility room and a cloakroom. A circular staircase rises to the first floor where four double bedrooms may be found. The principal bedroom offers a wall of built-in wardrobes together with an en-suite shower room. The guest bedroom also has an en-suite, whilst the two remaining bedrooms have built-in wardrobes and share a contemporary family bathroom. Outside and to the rear is a generous but manageable garden with attractive views all around. The garden has pedestrian access on both sides and offers an 8ft deep (deep end only) swimming pool together with large patio and lawned areas. Planning has lapsed for a stand-alone garage at the front of the house.





SITUATION

Bafford Lane comprises of a wide variety of architectural styles of properties from modest artisan cottages and large period homes to more recent detached contemporary properties. The location is peaceful and ideal for accessing the amenities in the village which include both primary and secondary schools, supermarkets and a selection of public houses and cafes. Also on the doorstep are beautiful country walks and sporting facilities such as Lilleybrook Golf Club which is within a short drive. The location is convenient for the A435 to Cirencester, M5 motorway at Junction 11a and the A40 to Oxford & London.

GENERAL INFORMATION

Services:

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

Local Authority: Cheltenham Borough Council.

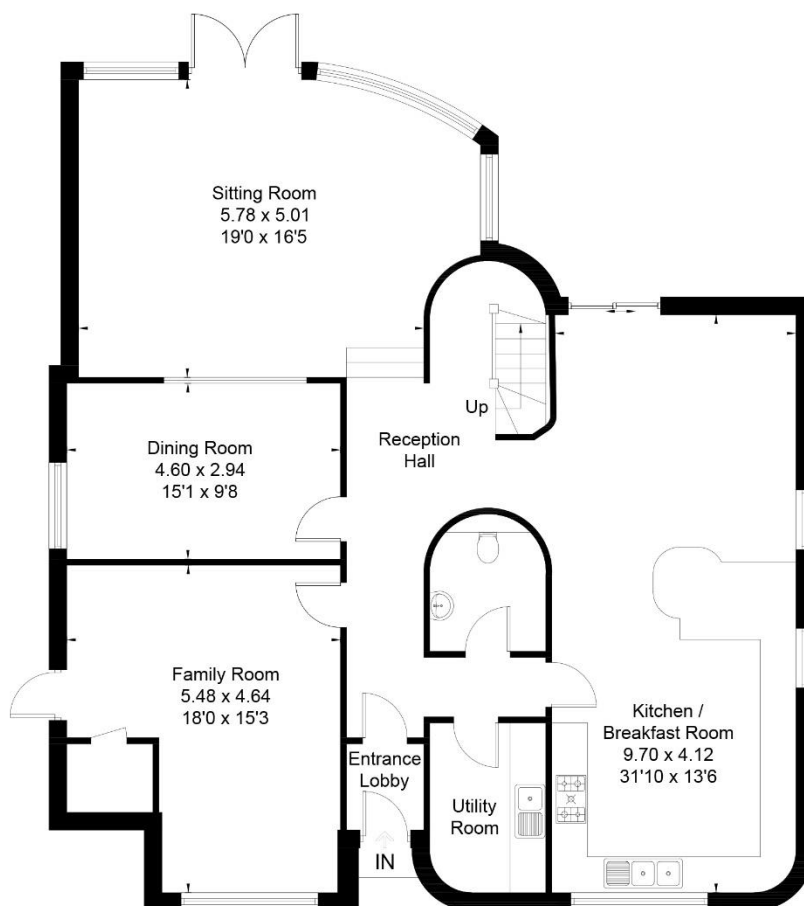
Council Tax Band: (E) - £2,681.27 p.a. (2024/2025).

EPC Rating: C.

Viewings:

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

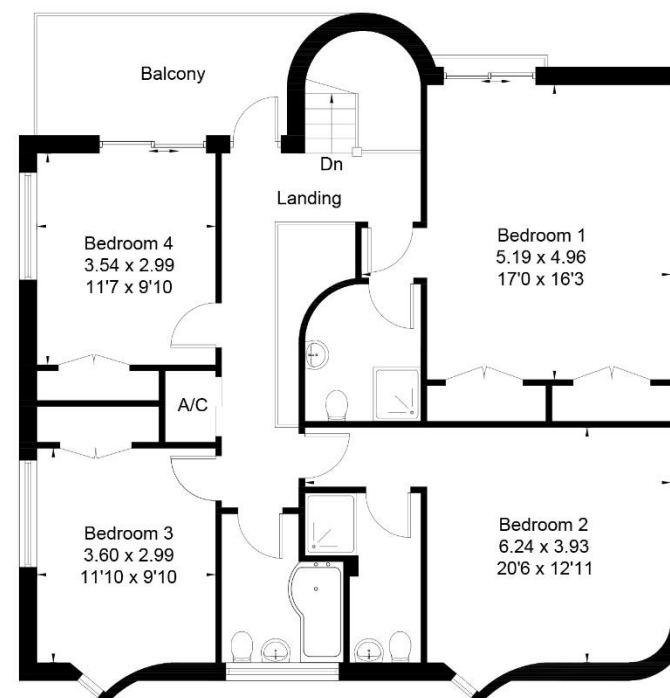
Approximate Floor Area = 248.5 sq m / 2675 sq ft



Ground Floor



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First Floor