

HIGHLAND ROAD,  
CHARLTON KINGS, CHELTENHAM, GL53 9LT



## HIGHLAND ROAD

Set in a peaceful position within Charlton Kings, this detached bungalow offers well-balanced accommodation across 1,873 sq ft. The property has been thoughtfully modernised, providing a practical yet comfortable home with a generous sense of space throughout.

Upon entering the house, a central hallway leads through to a well-proportioned kitchen, complemented by a snug, thoughtfully positioned adjacent to it, offering a cosy retreat for informal gatherings. An adjoining utility room adds to the practicality of the layout. The reception room, located in the centre of the house, serves as the heart, seamlessly linking the primary entertaining areas. To the rear, the sitting room, with a bank of windows, floods the room with natural light and offers views over the garden, acting as the principal dining area.

The bedroom accommodation is thoughtfully arranged. The principal bedroom benefits from built-in storage, while four additional bedrooms offer flexibility. One of the bedrooms features an ensuite, and the others are well-served by a family bathroom and a separate shower room.

The south-facing garden is private and established, featuring a combination of lawn and terracing. A detached garage and off-street parking for two cars provide convenience.





### SITUATION

Highland Road forms part of a sought-after residential enclave, situated at the foot of Leckhampton Hill. Local amenities may be found nearby in Charlton Kings including a number of supermarkets, a butchers, hairdressers, two very good public houses and the village church. The town centre is about two and a half miles away and offers a wide range of bespoke shops and boutiques, restaurants and wine bars. Cheltenham also boasts a number of internationally recognised schools, whilst there is lovely walking and riding country on the nearby open fields.

### 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

### VIEWINGS

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



## Approximate Gross Internal Area 1873 sq ft - 174 sq m

Ground Floor Area 1676 sq ft – 156 sq m

Garage Area 197 sq ft – 18 sq m

