

HEATHFIELD, 4 THE AVENUE

CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 9BJ



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Coming to the market for the first time since 1976 and requiring modernisation throughout is this beautifully proportioned detached family home standing in an established south facing 0.285 acre garden. Dating from the 1930's the property offers three reception rooms, four bedrooms and externally there is a 41' garage/workshop and a carriage drive provides generous off road parking.

- Peaceful location yet convenient for access to the local amenities, schools and transport links
- Impressive detached property offering accommodation in excess of 2100 sq ft requiring modernisation
- Inner hall with a cloakroom, washroom and store, large reception hall with stairs to the first floor
- Dual aspect sitting room with a fireplace and a door to the garden, triple aspect dining room, again with a fireplace and a view of the garden
- Kitchen with an adjoining breakfast room leading to an outer hall with a useful store room
- Landing with an airing cupboard and access to the loft space, four bedrooms, three of which are generous doubles and have a view of the rear garden, bathroom with a separate WC
- Stunning predominantly lawned south facing rear garden with a large terrace for outside dining, mature shrub beds flowers and trees and a summer house
- Useful 41' garage/workshop with a gardeners WC
- Pedestrian side access, carriage drive providing off road parking for at least four vehicles
- Offered with no onward chain

A wonderful family home, beautifully light and appealing retaining period features including fireplaces and flooring coming to the market for the first time in almost 50 years standing on one of the towns most esteemed roads with the benefit of a sizeable south facing rear garden, detached garaging with a useful attached workshop/store and generous off road parking.





SITUATION

Deemed as being one of Cheltenham's most prestigious residential addresses, The Avenue is a peaceful no through road comprising of individual detached homes standing in generous gardens close to the centre of Charlton Kings village yet only a ten minute drive to the town centre. Local amenities are abundant include the parish church, primary and secondary schools, supermarkets and convenience stores, public houses, wine bars, bakeries and a doctors surgery to name a few. In addition there are excellent sporting facilities in the vicinity including Lilley Brook Golf Club, Cheltenham Croquet Club, East Glos Tennis Club & Racket Club & Old Patesians Rugby Club.

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. (2024/2025).

EPC Rating (E) - Expires March 2035

Viewing Information:

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

Approximate Gross Internal Area 2150 sq ft - 199 sq m

Ground Floor Area 1243 sq ft – 115 sq m

First Floor Area 907 sq ft – 84 sq m

