

THE REDDINGS,
CHELTENHAM, GL51 6RY

 Charles Lear



THE REDDINGS

A charming period, three-bedroom family home, located in a popular residential enclave. At just over 1,500 square feet, this house offers balanced accommodation as well as living, and entertaining space, laterally arranged over two floors. The house further enjoys an expansive & sequestered south-east facing gardens to the rear along with several ancillary outbuildings.

Upon entering the house, a central hallway leads through to a generously proportioned open-plan kitchen family room. This space offers direct access onto the gardens, by way of a glass sliding door, flooding the room with natural light. Thoughtfully positioned adjacent to the family room, lies a snug, offering a cosy retreat for informal gatherings, and an adjoining utility room adds to the practicality of the layout. This floor also contains, a sitting room to the fore, with a shower room adjacent, offering the added flexibility of being utilised as a guest bedroom, helping to create a family friendly space.

The upper floor features a well-proportioned principal bedroom, with considerable built in storage, and a large bay window filling the room with light. This floor also includes, two further bedrooms, each with ample built in storage, and a family bathroom.

The house offers gardens to the front and rear with lawns, a paved seating area, and a private drive with off street parking for numerous cars. The gardens offer a variety of outbuildings, with a single garage to the fore, which has been converted to make a home gym, two further stores and a large workshop to the rear.





SITUATION

Located in a peaceful position along this popular road just a short distance from a variety of local amenities including two supermarkets. The property is well situated in relation to schooling with Benhall Infant School, St Marks Junior & Lakeside Junior all within walking distance. Cheltenham town centre is about two and a half miles distant and offers a wide range of bespoke shops and boutiques, restaurants and wine bars. The town is also blessed with a number of internationally renowned schools and enjoys several well-known festivals including, literature, jazz and science together with National Hunt Racing at Prestbury Park.

GENERAL INFORMATION

Services:

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

Local Authority:

Cheltenham Borough Council: 01242 262626

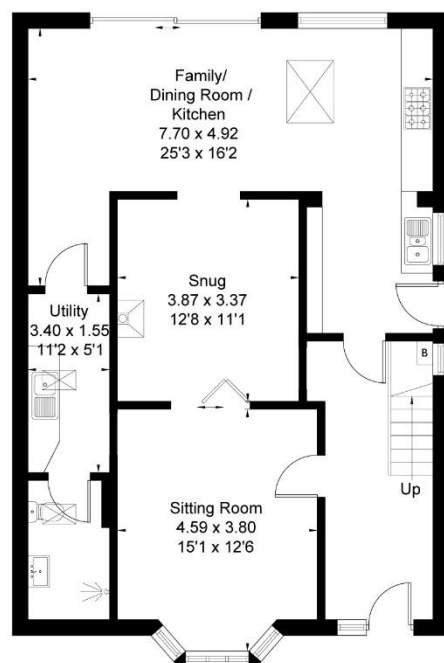
Council Tax Band: E

VIEWINGS

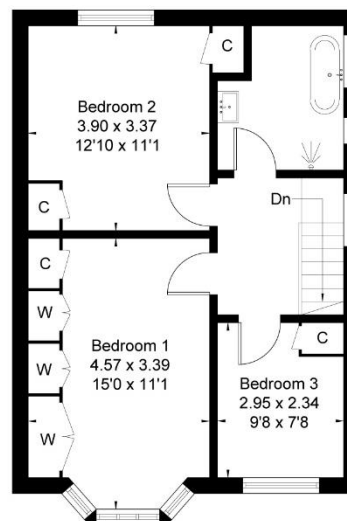
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



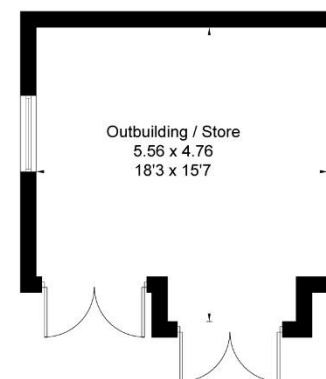
Approximate Floor Area = 141.0 sq m / 1518 sq ft
 Garage = 29.0 sq m / 312 sq ft
 Outbuilding = 20.4 sq m / 219 sq ft
 Total = 190.4 sq m / 2049 sq ft



Ground Floor



First Floor



Double Garage

(Not Shown In Actual
Location / Orientation)



Outbuilding

(Not Shown In Actual
Location / Orientation)

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