

ROMAN HACKLE CHARLTON DRIVE

CHELtenham, GLOUCESTERSHIRE, GL53 8ES



Charles **Lear**



Situated on a private road on the edge of the popular village of Charlton Kings is this stunning property having undergone extensive refurbishment by the present owners. The property offers over 2,200 sq ft of bright and spacious living accommodation including a 24' sitting room with a wood burning stove, 24' open plan kitchen/dining/sitting, notably both rooms benefit from bi-folding doors to the rear terrace, five bedrooms including a ground floor bedroom suite and two further bathrooms. At the rear is a simply beautiful 180' south facing garden abutting the river Chelt with sweeping lawns, a large terrace for outside dining and a producing vegetable plot.

Upon arriving at the property you are welcomed by a beautifully manicured front garden with box planters softening the approach to the house. Entering the property you are greeted by a generous reception hall with the original staircase and an impressive ground floor ensuite double bedroom in addition there is a separate cloakroom. Walking through the property there is an exceptional 24' ft sitting room featuring a log burner, built in cabinetry, bifold doors to the rear terrace and skylights allow natural light to pour in to the room. Just as impressive as the sitting room is a well thought out kitchen living/dining space. The kitchen also benefits from bifold doors to the terrace and the kitchen offers space for a large dining table, a breakfast bar, pantry, and a snug area. In addition on the ground floor there is a useful utility room which has access to the outside covered area as well as a small workshop.

On the first floor there are four double bedrooms, one of which ensuite, and then there are two further bathrooms to service the three remaining bedrooms. Of note all of the bathrooms have been replaced during the refurbishment. Throughout the property you will also feel the warmth of new carpets and a full redecoration. There is also a large, fully boarded loft.

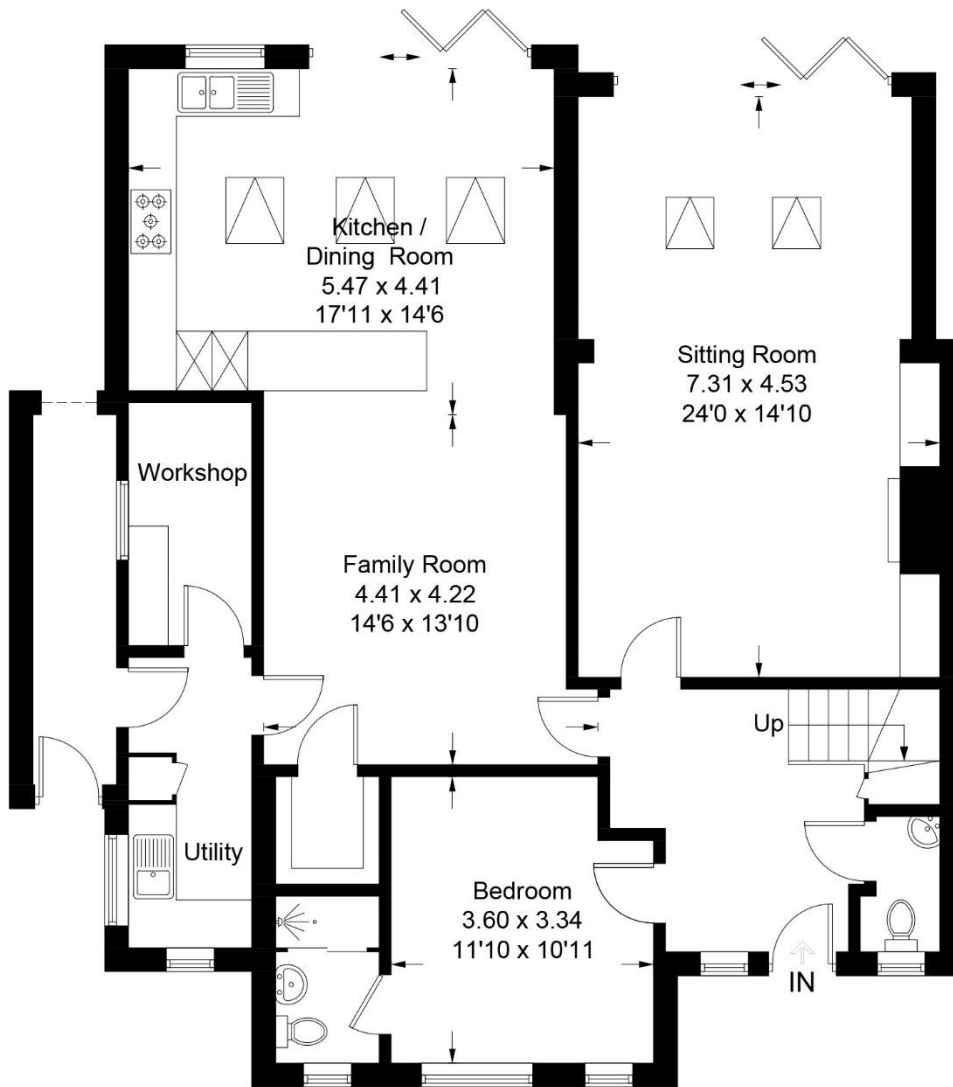
At the rear there is a large raised terrace which overlooks the 180ft garden. The meticulous lawns have been tiered to provide usable space for sheds, greenhouses, planters and vegetable gardens. At the bottom of the garden flows the River Chelt providing a calm and tranquil space to enjoy on a summer's day.



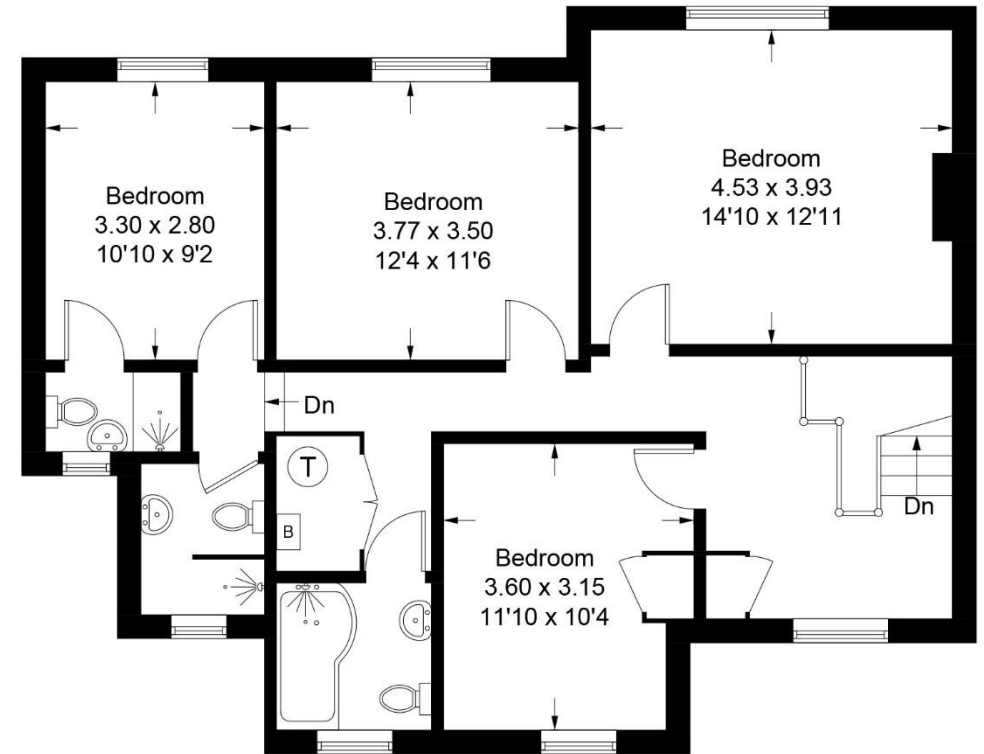


Roman Hackle

Approximate Gross Internal Area = 207.8 sq m / 2237 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231096)



GENERAL INFORMATION

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

COUNCIL TAX BAND

(F) - £3,319.43pa. (2025/2026).

EPC RATING

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ASKING PRICE

£1,150,000

VIEWINGS

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

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

