

# VESPERS, CHURCH WALK

CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 8BH





## VESPERS

Possibly one of the finest individual brand new dwellings to come to the market in recent years. Measuring some 3,286sq.ft., 'Vespers' has been finished to an exquisite standard by the present owner who has lovingly created this outstanding home set behind electric gates with private gardens.

Approached through secure electric gates, 'Vespers' has a large gravel driveway providing off road parking for numerous vehicles. On entry into this exquisite home through a stunning oversized door is a wide reception hall with a large and practical boot room with a range of fitted cupboards, a generous reception room/bedroom with corresponding contemporary shower room and a handmade timber staircase providing access to the first floor. At the end of the reception hall is an outstanding 40' kitchen/dining/family room which enjoys a wonderful dual aspect and also access into the garden, a generous utility room with external rear door and a larder which is ready to fit out. The sumptuous home office also enjoys a dual aspect and access into the garden through a wonderful covered terrace, may also be accessed via the family area whilst the formal sitting room is beautifully proportioned and benefits from the same dual aspect and access into the garden. The first floor offers four beautifully proportioned bedrooms including an exquisite master suite which has a vaulted ceiling, luxury en-suite shower room with 'his and hers' wash hand basins and a creative mezzanine dressing area. The guest bedroom has an equally impressive vaulted ceiling and a wonderful en-suite shower room. A stunning principal bathroom services the two final double bedrooms. Outside, the gardens and grounds are wonderfully private, requiring little maintenance with pedestrian access onto Church Walk.







### SITUATION

Quietly tucked away in the heart of Charlton Kings village and at the end of a small private drive, Vespers is within a very short walk of a number of local facilities including two supermarkets, proactive Parish and Roman Catholic Churches and several excellent public houses in both the old village and Sixways. The town centre is within approximately 2 miles. Charlton Kings Primary School is within close proximity and Balcarras School is also within walking distance, whilst many of the other sought after schools are easily accessible. There are also lovely walks on the nearby Cotswold escarpment.

### GENERAL INFORMATION

Mains water, gas, electricity and drainage are connected to the property. Planning consent for a double garage.

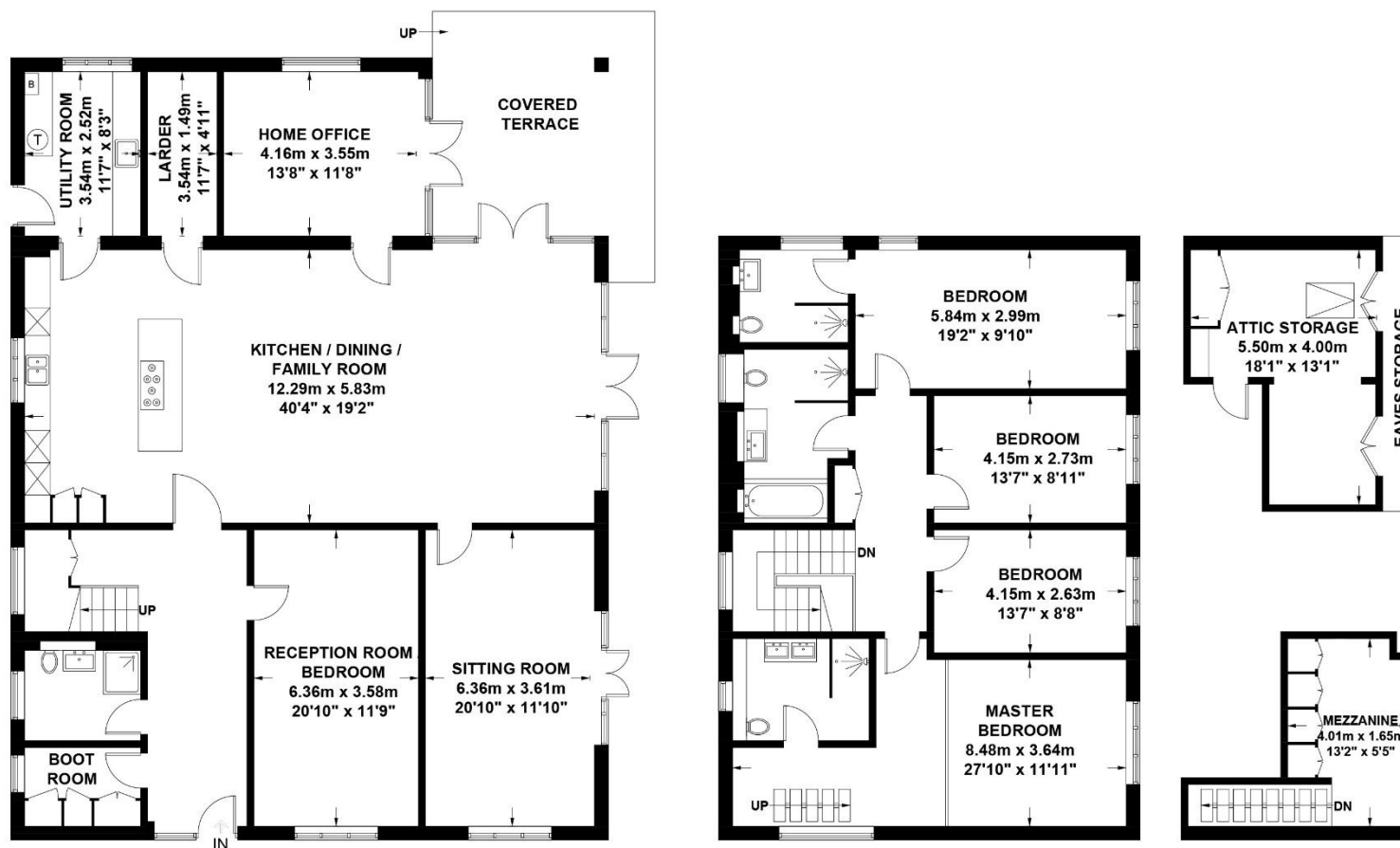
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (TBC).

New Home Warranty: Advantage 10 year Structural Warranty.

Viewing Arrangements:  
Strictly through Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 293 sq m / 3154 sq ft  
 Mezzanine = 12.3 sq m / 132 sq ft  
 Attic Storage = 17.3 sq m / 186 sq ft  
 Total = 322.6 sq m / 3472 sq ft



**GROUND FLOOR = 2029 SQ FT / 188.5 SQ M**

**FIRST FLOOR = 1125 SQ FT / 104.5 SQ M    MEZZANINE = 132 SQ FT / 12.3 SQ M**

This plan is for layout guidance only. Not drawn to scale unless stated.  
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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