



Wyndways, 104 Charlton Lane, Cheltenham



104 Charlton Lane, Cheltenham, GL53 9EA

An immaculate detached family home in a prime Cheltenham location.

Montpellier 1.4 miles | Cheltenham Spa train station 2.2 miles

M5 Junction 11A (N&S) 6 miles | Cirencester 14 miles

Oxford 39 miles

(all distances approximate).



Guide price: £1,250,000

Tenure: Available freehold

Local authority: Cheltenham Borough Council 01242 262626

Council tax band: G



An
immaculate
detached
family home.





The property

Set well back from the road behind a generous frontage and large turning area, Wyndways is a very attractive detached family home coming to the market for the first time since 1988.

Built in 1953, the original house has seen the addition of a two-storey extension that created the kitchen, utility and double bedroom suite above, an office room to the side of the house, a large conservatory to the rear and a generous double garage and workshop.

The house itself has clearly been meticulously maintained and is presented in excellent order throughout. Arranged over two floors, the accommodation is versatile, naturally light and nicely proportioned. Extending to approximately 2,147 square feet in all, it briefly comprises a large kitchen/breakfast room, dining room, drawing room, study, utility, cloakroom and conservatory.

Upstairs are four double bedrooms, two of which are en suite and a family bathroom. All four of the bedrooms have built-in wardrobes and there is also a second WC.

The plot extends to just under a quarter of an acre with mature boundaries ensuring privacy.

The double garage is large enough for two large cars in addition to a workshop area. There is also a sink and an internal store room in the garage.

Services

All main services are connected. Fully double glazed.

Situation

Located on the southeast side of Cheltenham town centre just a mile and a half from shops, restaurants and cafes on the Promenade, Charlton Lane is a highly sought-after road made up of principally large detached homes both period and modern.

Located between the districts of Leckhampton, Charlton Kings and Montpellier, the location provides easy access to parks, local schools, the East Gloucestershire tennis club and Cheltenham Croquet Club not to mention the cosmopolitan Bath Road with its wide variety of independent stores.

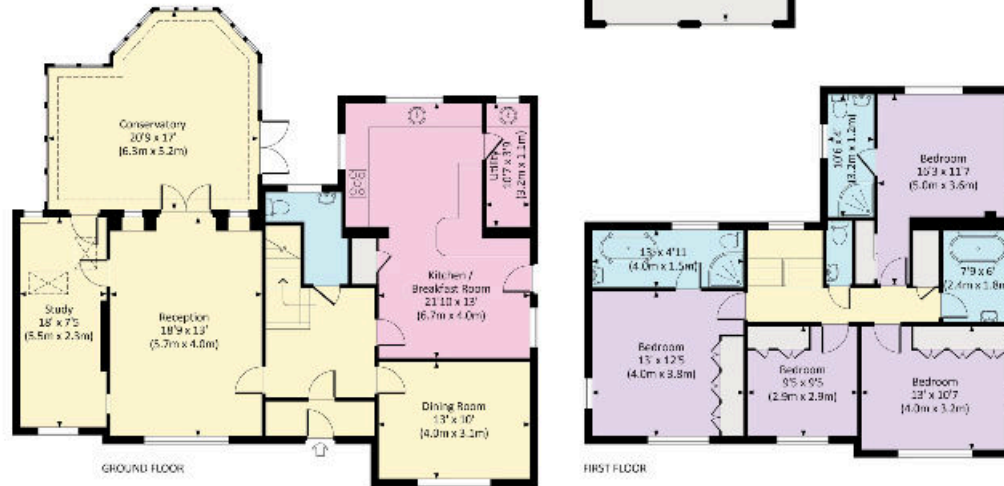
The Cotswold Area of Outstanding Natural Beauty wraps around Cheltenham's south and eastern sides, creating a beautiful backdrop that can be accessed easily on foot from Charlton Lane.

Being on the south side of the town centre, access to the A40 and A417 is straight forward whilst Cheltenham Spa train station is two miles away.



Approximate Gross Internal Floor Area inc outbuilding 237.7 sq m / 2559 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Cheltenham

123 Promenade

Cheltenham

GL50 1NW

knightfrank.co.uk

I would be delighted to tell you more

Tom Banwell

01242 801718

tom.banwell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2023. Photographs and videos dated January 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.