

267A London Road

Cheltenham, Gloucestershire



A fantastic family home set back from the London Road down a private driveway close to excellent schools in the desirable area of Charlton Kings



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Summary of accommodation

Main House

Ground floor: Entrance Hall | Kitchen/Breakfast room | Dining room | Reception Room | Study/Family room
Conservatory | Utility | WC

First Floor: Four bedrooms | 3 Bathrooms | Dressing room

Outside

Double garage



Situation

(Distances and times are approximate)



267A London Road is found in the desirable area of Charlton Kings conservation area, which is one of Cheltenham's finest residential areas. Charlton Kings provides excellent local schools, clubs and access to various shops close to the town centre and the Bath Road.



Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens and reputable schools including St. Edwards, Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School.



Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.



Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)



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This spacious family home offers flexible and well-proportioned accommodation over two floors. Situated within the Balcarras and Charlton Kings primary school catchment, Cheltside House is set back from the London Road in the heart of Charlton Kings with over 2,113 sq. ft. of floor space. The property has been well maintained, is particularly light and offers lots of storage. As you enter the property there is a welcoming reception hall and WC. This leads into a spacious Kitchen/Breakfast Room with modern floor and wall mounted units and built in appliances and separate utility room. Also off the entrance hall is a dining room with doors opening onto a generous reception room with sliding doors on to the conservatory. The ground floor is completed by an additional Study/Family room and a large conservatory both with access to the garden. Upstairs on the first floor there is a stunning galleried landing which leads to four double bedrooms. The principle bedroom boasts a dressing room and an en suite bathroom. Bedroom two also has a dressing area and en suite bathroom and the other two bedrooms share a family bathroom. To the rear of the property is a good size south facing garden. The front comprises an attractive river front garden with paved seating area. There is ample parking for several cars and a double garage.



Property Information

Guide Price: £850,000

Tenure: Freehold.

Services: All mains services connected.

Local Authority: Cheltenham Borough Council

Council Tax: Band F

EPC: D

Directions: Postcode: GL52 6YG

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



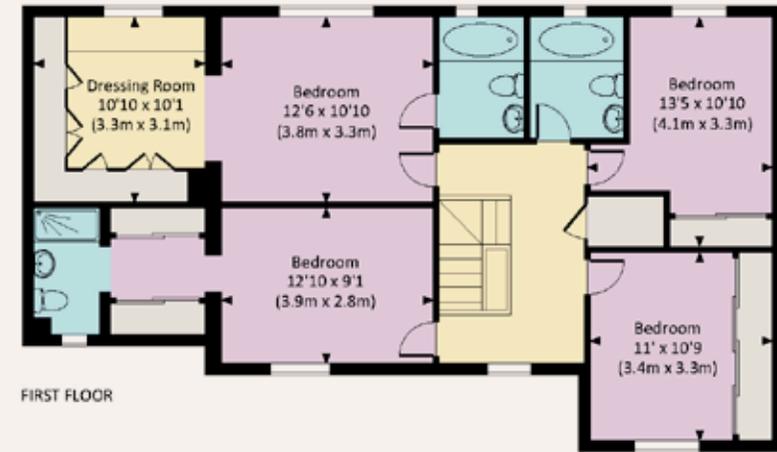
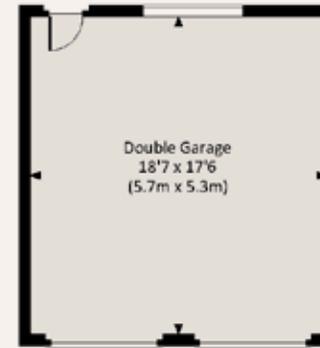
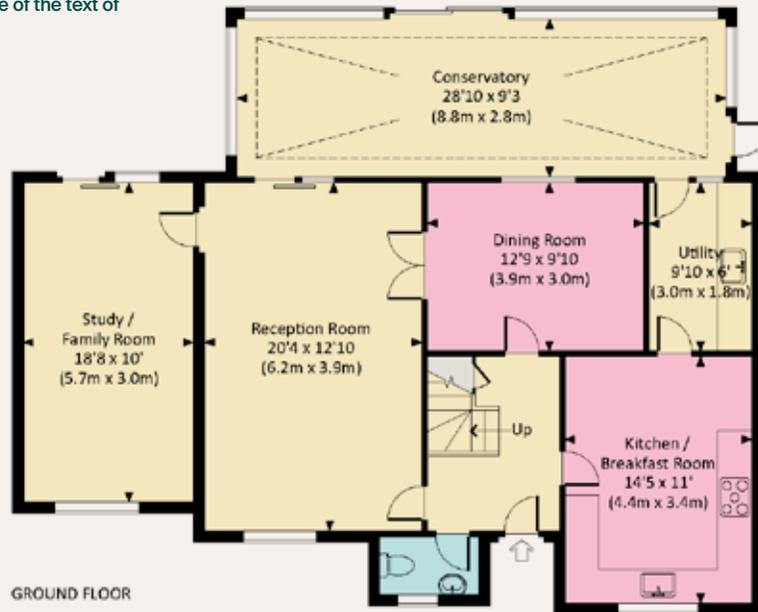
Approximate Gross Internal Floor Area

Main House = 196.3 sq.m / 2,113 sq.ft

Garage = 30.2 sq.m / 325 sq.ft

Total Area = 226.5 sq.m / 2,438 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.



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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.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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