



124 Ryeworth Road, Cheltenham, Gloucestershire, GL52 6LY



# A fantastic modern family home with flexible and well-proportioned accommodation over three floors.

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## Description

Situated in an elevated position, this property offers stunning panoramic countryside views and a generous, south-facing plot with potential for a detached garage or home office. The driveway provides off-road parking for multiple vehicles and includes an integral garage, an EV charge point, and securely gated side access.

Spanning three floors, the contemporary accommodation is finished to exacting standards. It features an impressive full-height reception hallway, a sitting room with a log-burning stove, a spacious open-plan kitchen with a central island, a separate utility room and shower room, a formal dining area, and a snug with bi-fold doors leading to the garden. The first floor houses three double bedrooms, a galleried landing, and a family bathroom. The top floor is dedicated to the large principal bedroom, which offers stunning views, a luxury en suite, and a walk-in dressing area.

The landscaped rear and side gardens are privately enclosed with securely gated access and enjoy an open, south-westerly orientation. With a mix of lawn and sociable patio seating areas, this space is perfect for entertaining family and friends.









## Situation

Ryeworth Road is situated in the sought after district of Charlton Kings to the south of Cheltenham town centre.

The property commands a lovely spot on this residential avenue which is walking distance to amenities and under two miles from the town centre. Cheltenham is well known for being a complete Regency town with its famous festivals and striking architecture.

## Property Information

**Services** All mains services.

**Local Authority** Cheltenham Borough Council - 01242 262626

**Council Tax Band** D

**Price** £995,000

**Tenure** Freehold.

**EPC** D

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



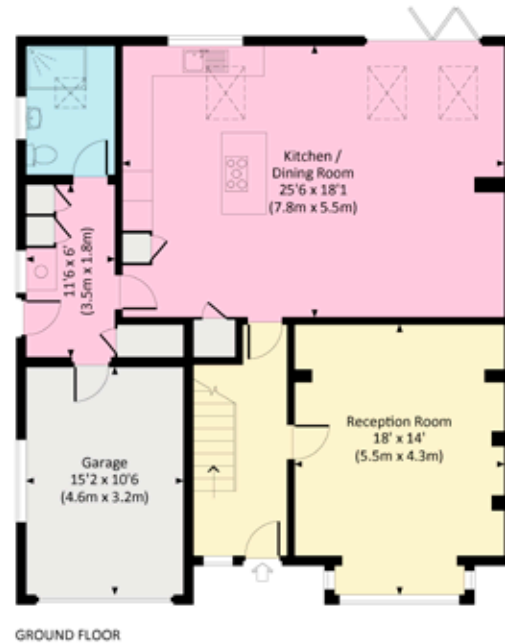




## Approximate Gross Internal Floor Area

Total Area: 245.6 sq.m / 2,644 sq.ft Inc. Garage

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  
Gloucestershire  
GL50 1NW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Harry Bethell**  
01242 246 952  
[harry.bethell@knightfrank.com](mailto:harry.bethell@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.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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