

8 Lyefield Road West

Charlton Kings, Cheltenham



A stunning semi-detached family home in this sought after location in the heart of Charlton Kings.



Summary of accommodation

Main House

Lower Ground floor: Family room | Cinema room | Gym | Wine cellar | Shower room

Ground floor: Reception hall | Reception room | Kitchen | Dining room | Snug | Study | Utility room | Cloakroom

First floor: Principle bedroom with dressing room, ensuite and balcony | Guest suite

Second floor: Guest suite | Two bedrooms | Shower room

Outside

Off road parking | Large garden



Situation

(Distances and times are approximate)

Lyefield Road West 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 itself caters for a broad variety of needs with various shops, restaurants and world renowned schooling.



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



Cheltenham train station also has a main line into London Paddington



The Property

Lyefield Road West is a stunning semi-detached house located on a highly desirable street in the heart of Charlton Kings. Recently renovated and updated by the current owners, this property offers a flexible and spacious layout across four floors, boasting over 4,000 sq. ft. of living space.

The property has five bedrooms in total with multiple reception rooms so the flexibility of more bedroom space is easily achievable with the lower ground floor. Entering the property on the raised ground floor, you are greeted by a welcoming reception hall that leads to various reception rooms, including a study, dining room, and a sitting room with high ceilings and period windows.

The kitchen/breakfast room features a large central island, a mix of floor and wall-mounted storage, and views of the rear garden. This space opens into a charming snug with bi-folding doors and steps descending to the garden. A cloakroom with W/C and a utility room complete the ground floor, which also has side access.

The first floor is accessed via a fabulous staircase leading to a generous principal bedroom with a dressing room, balcony, and ensuite featuring a bath and shower. There is also a guest room with an ensuite and built-in storage. On the second floor, you will find three additional well-sized bedrooms. One features a modern ensuite shower room, while the other two share a shower room.

The lower ground floor includes a family room, gym, shower room, and cinema room, as well as a bar and wine cellar with separate side access to the driveway. This floor can also serve as a self-contained apartment if desired and provides external access to a vast area of undercroft storage. There are also doors which lead out onto a lovely courtyard from the family room and gym.



Outside

Outside, the garden is primarily laid to lawn and south facing with a raised decking area and a fantastic raised patio terrace off the kitchen and snug. The generous garden size complements the front of the house, which offers parking for several cars, a spacious driveway, and additional access to a shed and bin storage area.

Property Information

Tenure: Freehold.

Guide Price: £1,695,000

Local Authority: Cheltenham Borough Council
01242 262626

Council Tax: Band G

EPC: D

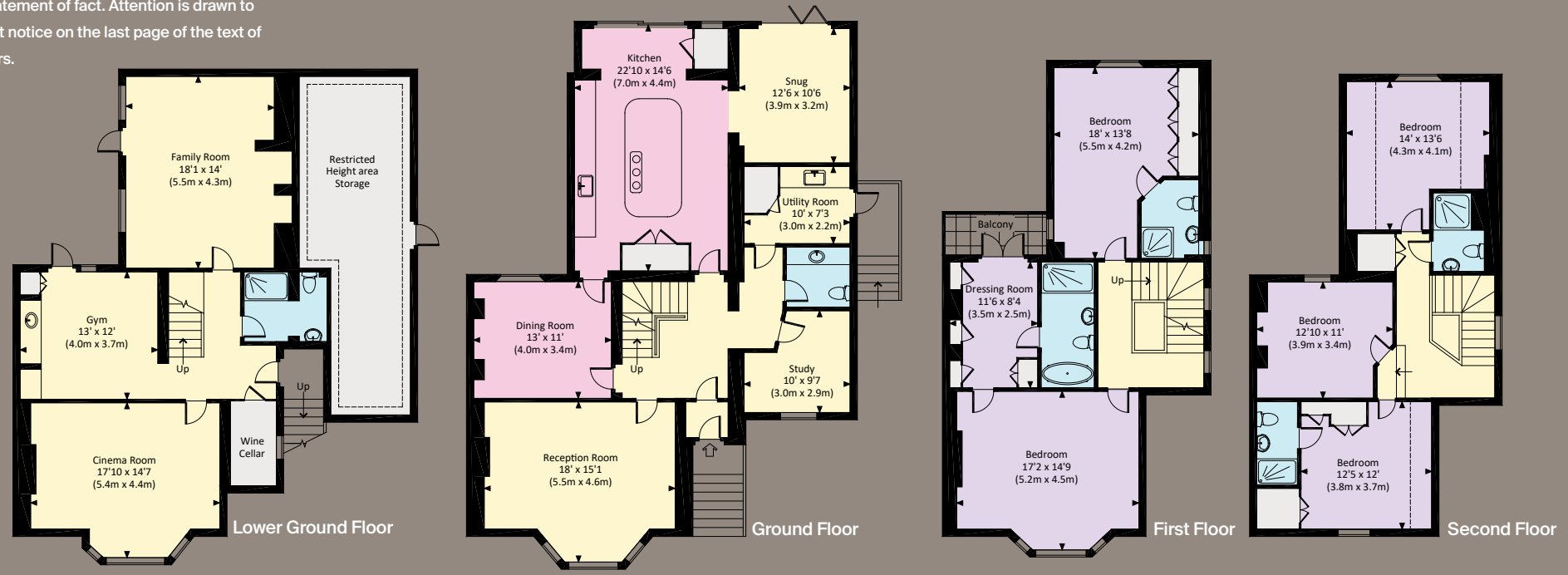
Postcode: GL53 8HA

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

Approximate Gross Internal Floor Area
337.1 sq.m / 3,628 sq.ft
375 sq.m / 4,036 sq.ft (Inc. Restricted Height Area)



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 November 2024. Photographs and videos dated October 2024.

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