

# CR COOK Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- UNIQUE, DECEPTIVELY SPACIOUS, DETACHED FAMILY HOME
- FOUR GENEROUS BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM AND UTILITY ROOM
- ATTRACTIVE, LANDSCAPED PRIVATE GARDEN

Offers in Excess of £700,000

**Church Street  
Charlton Kings**

**GL53 8AT**

# Church Street, Charlton Kings

A unique, deceptively spacious detached family home tucked away in Charlton Kings Village and benefitting from a private and attractive cottage garden. The characterful accommodation comprises a principal bedroom with an ensuite, three further generous bedrooms, three reception rooms, a kitchen-breakfast room, and a utility/cloakroom.

The property enters a hallway where Karndean flooring flows into most of the downstairs accommodation. There is an attractive original stained-glass window that looks into the family room and a double built-in storage cupboard.

The family room offers views out to the courtyard area. An open staircase leads to the first floor, and there are two built-in storage cupboards. An archway opens into the sitting room to the rear of the property, with double French doors leading onto the garden. An open chimney breast with a solid wood mantle and stone hearth has an inset log burner, giving the room a focal point, and there are built-in shelves to each side of the chimney breast.

The kitchen breakfast room overlooking the garden has tiled flooring, a tall modern radiator with a range of fitted wall and base units, granite worktops and upstands and an inset Belfast sink with a mixer tap. Integrated appliances include a Range cooker inset into the chimney breast, microwave, dishwasher, and a tall fridge-freezer.

A utility room/cloakroom accessed from the kitchen offers tiled flooring with space and plumbing for a freestanding washing machine and tumble drier. A further door leads to the cloakroom with a white suite comprising a low-level WC and wash-hand basin.

The dual-aspect dining room has double French doors opening onto the side of the property and a large built-in storage cupboard.

Upstairs, the landing area leads to the four generous bedrooms and the family bathroom, with neutral carpeting flowing into two bedrooms.

The principal bedroom and bedroom two look out over the enclosed garden. The principal bedroom further benefits from a built-in double wardrobe, a feature fireplace and a beautifully presented ensuite offering grey subway-style wall tiling, a heated towel rail and a white suite comprising a shower enclosure with a rain head, a low-level WC, and a wooden vanity unit with a basin.



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The three further bedrooms offer built-in storage, with bedrooms two and four having exposed wooden floorboards and bedroom three having neutral carpeting.

A family bathroom completes the internal accommodation and offers tiled flooring and walls, a heated towel rail and a white suite comprising a bath with shower over and a glass screen, wooden vanity unit with an inset basin and a low-level WC.

Outside, the gardens wrap around the property with patio areas on three sides. The main garden area has been landscaped to provide a wonderful place to entertain, laid to lawn with mature shrubs and tree borders, a patio, a raised vegetable bed, and a decked area with a pergola. There is also outdoor lighting, a water tap and storage sheds.

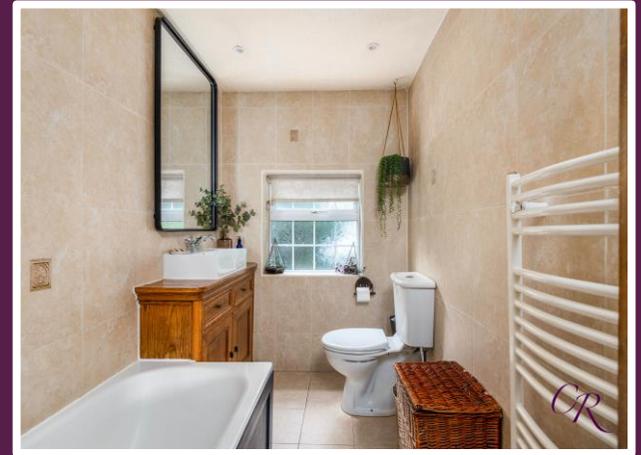
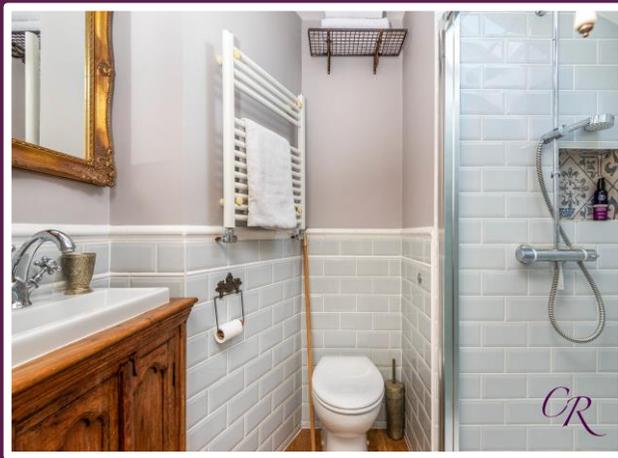
Tenure-Freehold  
Council Tax Band-B

Charlton Kings is ideally located towards the east of Cheltenham noted for its fantastic range of primary and secondary schools, including the renowned Balcarras Academy and Charlton Kings infant and junior schools. An excellent variety of amenities, including a range of shops, cafes, and local restaurants. Dunkerton's Cider Co., just outside Charlton Kings, is a favourite with residents and holds events throughout the year. There are also superb recreational activities in and around Charlton Kings, including the popular Lilley Brook Golf Club and nearby countryside walks.

All information regarding the property details, including a position on Freehold, will be confirmed between the seller and purchaser solicitors.

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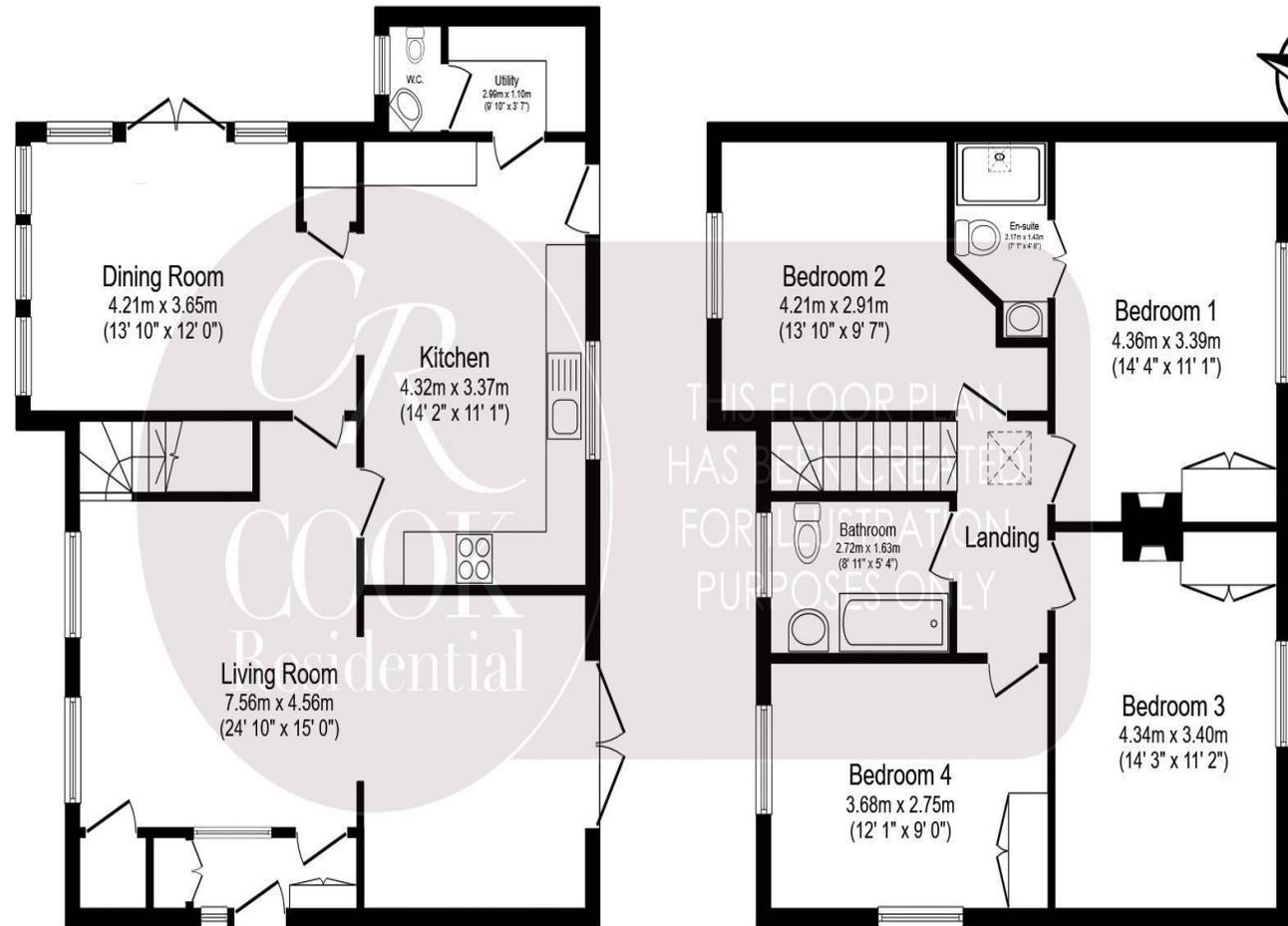
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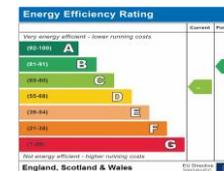


**BEST**  
ESTATE AGENT GUIDE  
2022



**Ground Floor**

**First Floor**



Total floor area 140.2 m<sup>2</sup> (1,509 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com