

# CR COOK Residential

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



- FREEHOLD
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DETACHED
- PARKING FOR UP TO THREE CARS
- SOUTH FACING GARDEN

Guide Price £575,000

**Harp Hill, Cheltenham**

**GL52 6QB**

# Harp Hill, Cheltenham

Cook Residential are excited to present to market a fantastic, Freehold, four-bedroom detached property situated in Charlton Kings, Cheltenham.

As you approach this immaculately presented property you will find ample off-road parking for up to three cars on the private driveway to the front of the house.

Once in the hallway on the ground floor you will find there are two large reception rooms complete with a separate utility room and W/C.

The kitchen breakfast room with space to accommodate appliances flowing through to the large living and dining room with views out to the landscaped garden.

The garden is well maintained with a patio seating area perfect for entertaining on those sunny days. The garden also contains a hidden gem amongst the foliage and boasts an outdoor office complete with heating and lighting.

Going up to the first floor, you will find four good sized bedrooms and a family bathroom.

Council Tax Band: E

EPC: D

Tenure: Freehold



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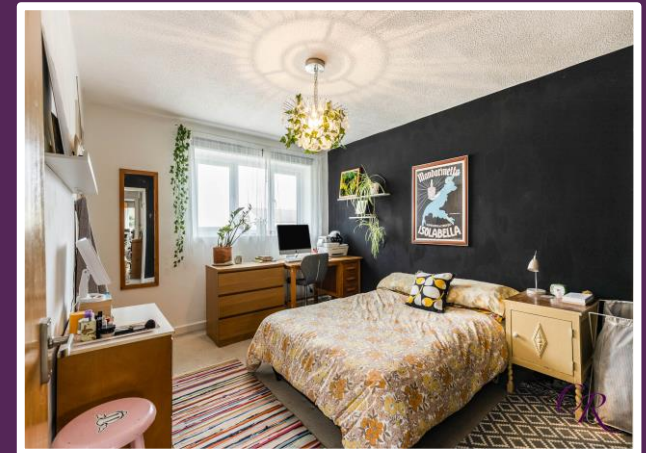
Charlton Kings is ideally located towards the east of Cheltenham, the centre for the Cotswolds and is noted for its fantastic range of primary and secondary schools, including the renowned Balcarres Academy and St Edward's Senior School.

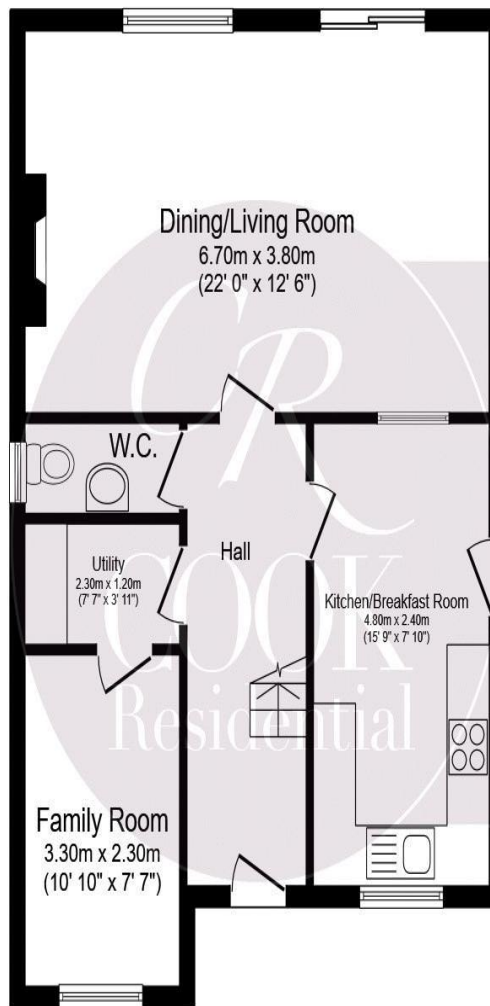
An excellent variety of accommodation and amenities, including a range of shops, cafes, and local restaurants. There are superb recreational activities in and around Charlton Kings, including the popular Lilley Brook Golf Club and nearby countryside walks.

All information regarding the property details, including a position on Freehold, is to be confirmed between vendor and purchaser solicitors.

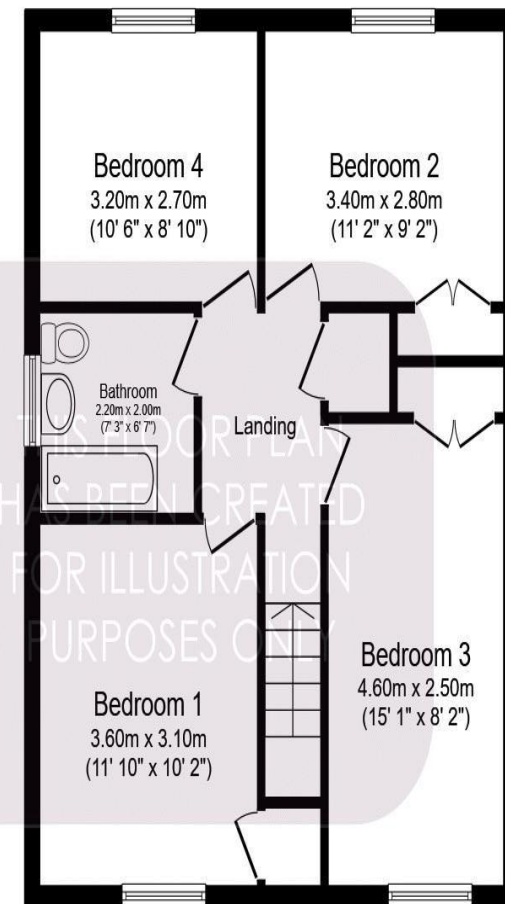
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**Ground Floor**



**First Floor**



Total floor area 114.4 m<sup>2</sup> (1,231 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](http://www.focalagent.com)



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