

CR  
COOK  
Residential

01242 500 259

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



- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS, THREE WITH ENSUITES
- BRIGHT OPEN PLAN KITCHEN AND LIVING ROOM
- SOUTH-FACING GLAZING AND SKYLIGHTS
- HIGH ENERGY EFFICIENCY CREDENTIALS
- AMPLE PARKING THROUGH ELECTRIC GATES



Guide Price £1,250,000

**London Road  
Charlton Kings  
GL52 6YG**

# London Road, Charlton Kings, GL52 6YG

**Cook Residential** is delighted to present this exceptional four-bedroom new build nestled along a picturesque stream in Charlton Kings.

This modern home boasts no onward chain, private parking for multiple vehicles, and is set behind secure electric gates.

With its sleek design, luxurious finishes, and abundant natural light, this property is a true gem ready for its next owners to move in and enjoy.

**Entrance Hall:** Upon entering through the main front entrance, you are greeted with engineered walnut flooring throughout the bedrooms and ceramic tiled floors on the lower floor, as well as bathrooms, WCs, and ensuite shower rooms. The stunning feature of floating staircases leads to the ground and second floors, accompanied by large windows and doors that flood the space with natural light.

## Ground Floor:

- **Utility Room:** This room features ample storage space. It includes a range of units with Silestone worktops, a sunken sink, and space for a washing machine and tumble dryer.
- **Cloakroom:** Conveniently located for guests, this area offers a large mirror, heated towel rail, and sensor lighting.
- **Bedroom:** This spacious room opens onto a small courtyard, perfect for a peaceful retreat.
- **Open Plan Kitchen, Dining, and Living Area:** This expansive area is perfect for entertaining, featuring tall glass doors allowing abundant natural light into the space. The areas comprise:
  - **Kitchen:** There is abundant built-in storage, USB sockets, Silestone countertops, a Franke sink, and built-in Siemens appliances, including two tall 60/40 fridges and freezers, a combi microwave oven, a separate oven, a warming drawer, a 5-ring induction hob with ascending draft extractor, and a dishwasher. The kitchen island/breakfast bar with waterfall edging adds additional workspace and is beautifully lit by an overhead skylight.
  - **Dining Area:** There is ample room for a large dining table, perfectly located off the breakfast bar with views toward the garden.
  - **Living Area:** Spacious and bright, with floor-to-ceiling sliding doors and a skylight, illuminating the ground floor and providing views of the low-maintenance courtyard and the stream at the gardens' edge.

## First Floor:

- **Bedroom/Office:** A versatile room with an ensuite shower room, perfect for guests or a home office.
- **Bathroom:** The 'Jack and Jill' bathroom is a great feature on this level, providing access to the spacious landing and ensuite bedroom.
- **Landing:** Featuring stunning windows that overlook the living roof below. The owner has created a 'wild garden' feature, offering beautiful scenery as you enter this grand home.

## Second Floor:

- **Master Bedroom:** A Juliette balcony offers views over the garden and stream. This room includes a large ensuite bathroom with a shower and access to a dressing room. The ensuite shower room has

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a double walk-in shower with taps near the entrance, enabling you to turn it on without getting wet. A fitted dressing area is perfect for getting ready, offering storage and a large mirror wall. The open wardrobe provides an abundance of storage with hanging rails and drawers. Sensor lighting is also present as you walk in.

- **Bedroom:** This is another spacious bedroom with an ensuite shower room. The shower room has a double walk-in shower, heated towel rail, and sink within a vanity unit.

**Exterior:**

- **Front:** Upon entering through the electronic gates, there is a private driveway providing parking for multiple vehicles, a bin storage area, an outside tap, and side access to the garden.
- **Rear Garden:** A well-maintained, low-maintenance garden, perfect for alfresco dining and entertaining, complete with a running stream at the bottom of the garden.

**Additional Features:** The property benefits from wet underfloor heating on all floors. There is automatic sensor lighting throughout and a modern and secure entry system.

A viewing is advised to appreciate the luxurious space and stunning design fully.

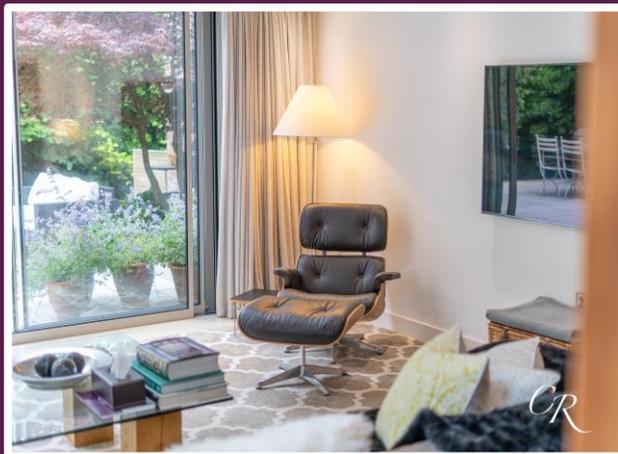
**Tenure:** Freehold

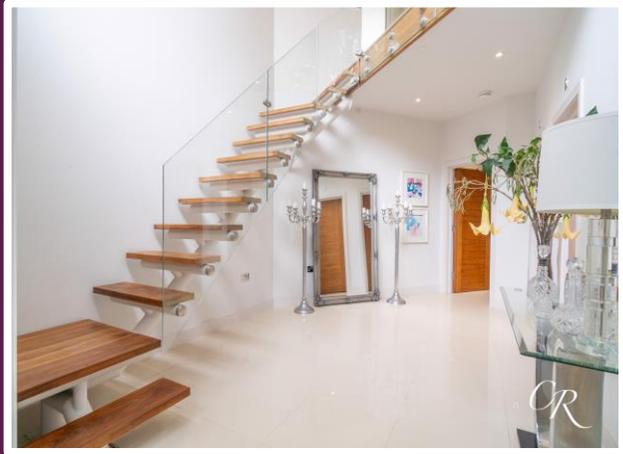
**Council Tax Band:** F

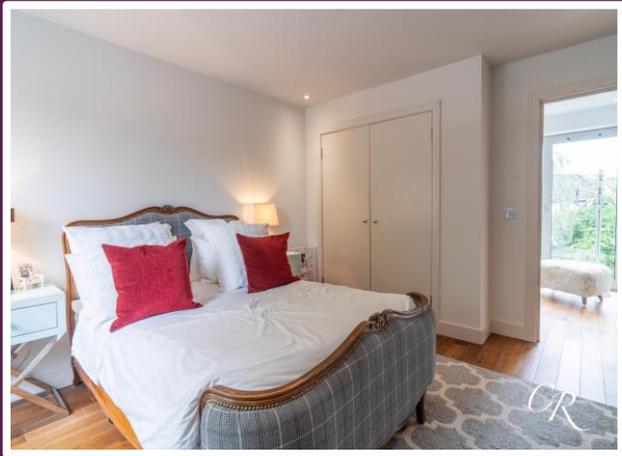
**Location:** Charlton Kings offers easy access to local amenities, excellent schools, and beautiful countryside. The town boasts various local and high-street shops, eateries, bars, and art galleries, attracting visitors from far and wide.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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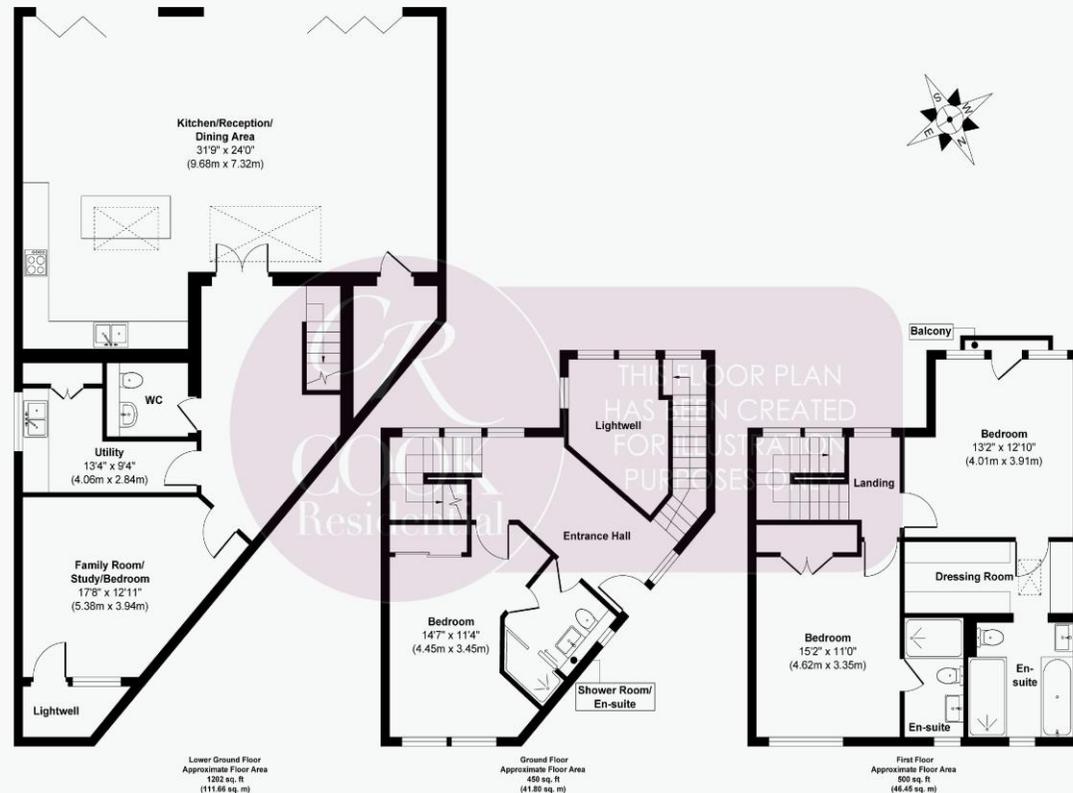




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Approx. Gross Internal Floor Area 2152 sq. ft / 199.91 sq. m

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
	<b>83</b>	<b>88</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		