

London Road, Charlton Kings, Cheltenham,
Gloucestershire, GL52 6HJ.

£875,000

On the fringes of the highly sought after area of Charlton Kings this superb home has been extended and had no expense spared over recent years and now offers a stunning mix of character and charm with contemporary living.

A fantastic period house across 4 floors to include a basement and located in one of the most sought after areas in the region and offering extremely well-proportioned accommodation throughout.

A warm and enchanting welcome awaits as you step into the hallway with mosaic tiled floor and high ceilings. The large bay fronted lounge is at the front of the house with a feature wood burning stove and there is an opening to a further sitting room. The rear has been extended to create a superb open plan kitchen/dining and family room which is certain to become the heart of any home. With bi-fold doors and windows to the rear and skylights above this room is filled with natural light throughout the day and offers dreamy views of starlit skies at night. The ground floor also has a WC and utility room. The first floor has three double bedrooms with one having an ensuite shower. There is also a further nursery room or dressing room and a family bathroom. On the second floor is a master bedroom also with ensuite shower.

Outside there is off road parking at the rear and the garden is completely enclosed with a good degree of privacy. Ideal for relaxing or entertaining family and friends there is a patio area and lawn and a number of mature shrubs and plants. There is also a garden office with power and light which is ideal for those needing to work from home or for use as a home gym.

The property benefits from significant recent upgrades in the last 5 years to include a new roof, new gas boiler, a number of replacement double glazed windows as well as electrical and plumbing upgrades.

Entrance Porch

Entrance Hall

Living Room
13' 11" x 13' 5" (4.24m x 4.09m)

Sitting Room
12' 10" x 10' 9" (3.91m x 3.27m)

Kitchen/Dining/Family Room
24' 6" x 16' 11" (7.46m x 5.15m)

Utility Room
5' 3" x 3' 11" (1.60m x 1.19m)

WC

First Floor Landing

Bedroom
14' 2" x 10' 6" (4.31m x 3.20m)













Ensuite
10' 7'' x 4' 0'' (3.22m x 1.22m)

Bedroom
10' 9'' x 8' 7'' (3.27m x 2.61m)

Bedroom
11' 0'' x 8' 3'' (3.35m x 2.51m)

Nursery Room/Dressing Room
8' 6'' x 4' 10'' (2.59m x 1.47m)

Bathroom
9' 5'' x 6' 8'' (2.87m x 2.03m)

Second Floor

Master Bedroom
13' 10'' x 11' 3'' (4.21m x 3.43m)

Ensuite
7' 0'' x 4' 6'' (2.13m x 1.37m)

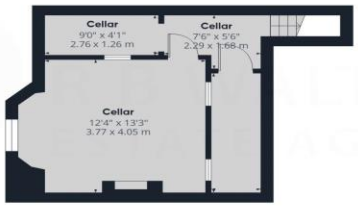
Main Basement
13' 3'' x 12' 4'' (4.04m x 3.76m)

Outside

Driveway Parking

Rear Garden

Garden Office with Power and Light



Floor –1 Building 1



Ground Floor Building 1





Floor 1 Building 1



Floor 2 Building 1

R B WALTERS ESTATE AGENTS

Approximate total area(1)

2026 ft²

188.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersestateagents.co.uk