



St. Edmunds Sandy Lane Road, Charlton Kings, Cheltenham, GL53 9DA

£9,000 Per month

TO LET



- Seven Bedrooms
- Four Bathrooms
- Four Reception Rooms
- Exclusive Location
- Stunning Kitchen
- Gas Central Heating
- Extensive Maintained Gardens
- Garage & Gated Parking
- Council Tax Band - H
- EPC Rating - E

THE PROPERTY

An outstanding seven bedroom detached house in one of the town's most sought after private addresses, which offers fabulous accommodation extending to almost 6000 square feet. Dating back to 1908 the property exhibits some Arts & Crafts influences.

Accessed via electric gates to a wide driveway providing ample parking for numerous vehicles and an integral garage. The gardens are just under half an acre and well manicured with extensive lawns, high hedges, private terraces and heavily planted beds and borders which will be maintained throughout the tenancy.

Internally, the house is well presented with fabulously spacious accommodation. The principal reception rooms are located either side of the wide reception hall which features a stunning staircase to the first floor with a half landing. The double aspect drawing room is a wonderfully light and airy room with double doors to the dining room, a similarly light room, again being double aspect. Opposite the hall is a sitting room, again double aspect, and a cloakroom. The recently extended kitchen/breakfast/family room is a wonderful space extending to about 33' in length and enjoying bifold doors to the rear garden, adjacent is a fitted utility room. In addition, from the hall, stairs lead down to the cellar/boiler room, which doubles as an excellent drying room.

On the first floor are five double bedrooms, two with en suite bathrooms, and a family bathroom. Further stairs from the landing lead to the second floor which includes a further two bedrooms, one with an en suite bathroom, and substantial eaves storage spaces. The property is warmed by gas central heating throughout.

SITUATION



Directions