



## ST EDMUNDS

Charlton Kings GL53 9DA



# ST EDMUNDS CHARLTON KINGS

A highly desirable and exceptional detached family home situated on a private road within the popular district of Charlton Kings, on the edge of Cheltenham.

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Local Authority: Cheltenham Borough Council

Council Tax band: H

Tenure: Freehold

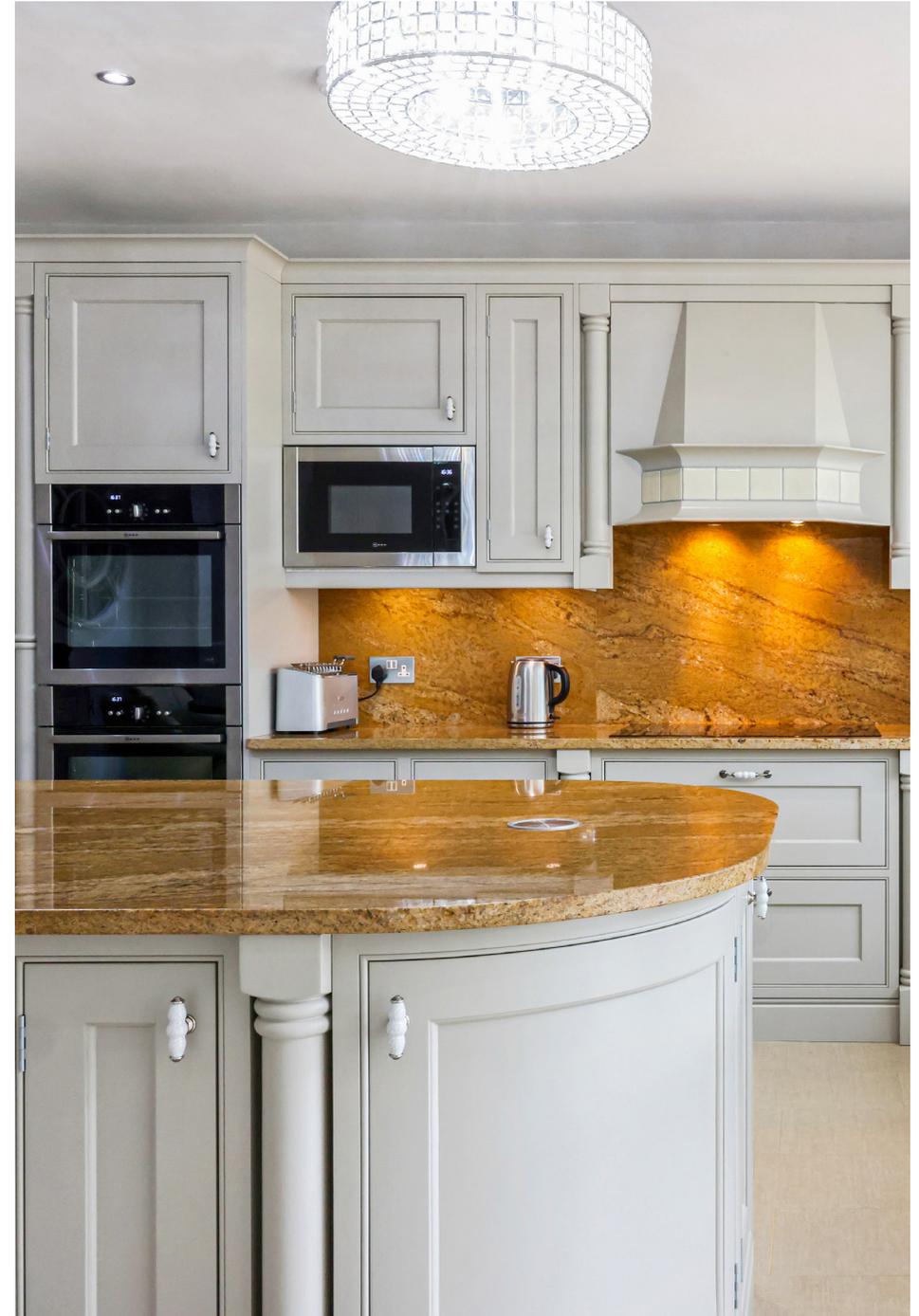
Guide price: £1,999,995



## KITCHEN

Built in 1908 this landmark family home is situated on one of Cheltenham's most highly sought after private roads and sits in grounds of over 0.4 of an acre. The property has been improved significantly by the current owners and is presented in immaculate order throughout. Set well back from the road behind electric gates the sweeping drive provides ample parking for multiple vehicles.

The house has beautifully proportioned accommodation and many character features, including leaded multi-paned and circular windows, moulded coving, timber wall panelling and fireplaces. The impressive central reception hall has doors off to the principal reception rooms and a magnificent central staircase with a galleried landing.







## LIVING

The pretty drawing room has dual aspects and double doors opening to the dining room, which combined make a perfect entertaining space. The smaller sitting room has a fireplace and an attractive corner bay window.

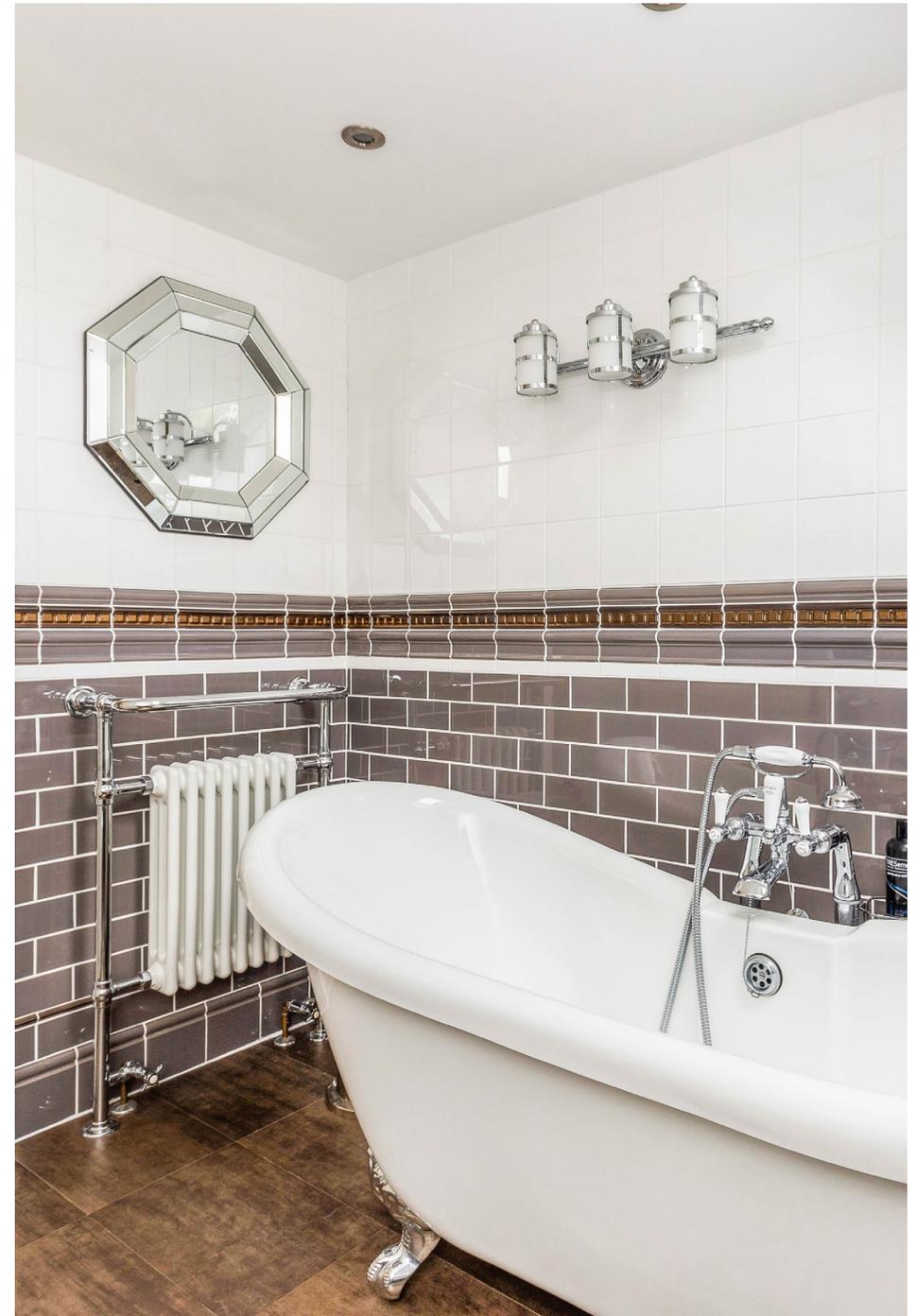
To the rear of the house, the newly redesigned kitchen/family room has been exquisitely fitted with hand-painted shaker units and polished granite worktops. The family room has a large roof lantern and bi-folding doors to the rear garden. A large utility, cloakroom and second WC make up the ground floor.



## BEDROOMS

Upstairs, from the first-floor landing, there is a principal bedroom suite, a guest suite and three further double bedrooms with a family bathroom. On the top floor, there are two more bedrooms and a bathroom.

There are lovely private gardens to the rear, with mature planting, sweeping lawns and terracing for outdoor entertaining. There is also a single garage with storage loft over.







# St. Edmunds

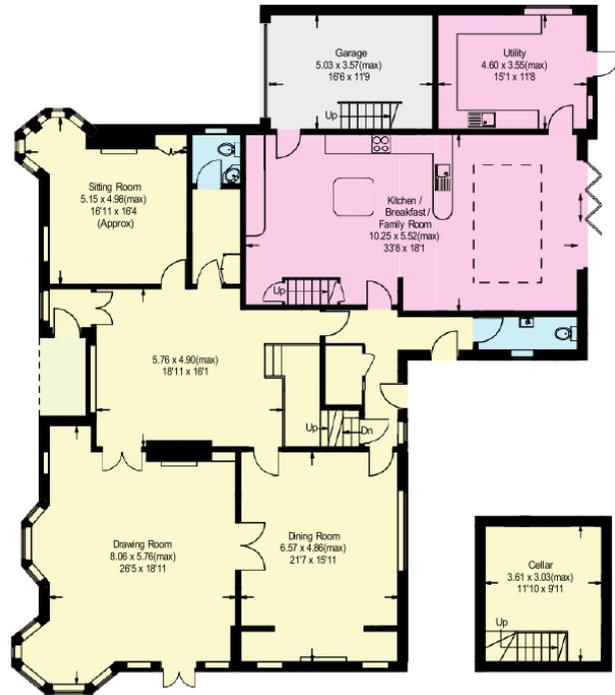
Approximate Gross Internal Area  
(Including Garage / Loft / Cellar) 557.4 sq m / 6000 sq ft



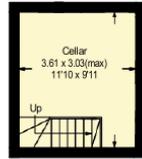
--- Reduced headroom  
- - - below 1.5 m / 5'0"



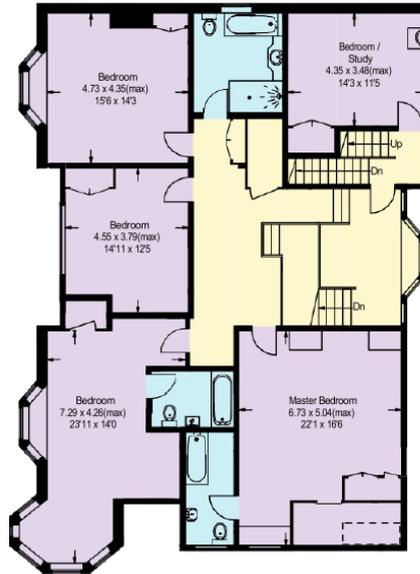
First Floor above Garage



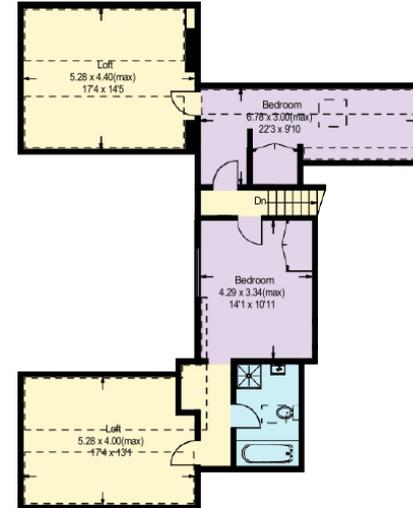
Ground Floor



Cellar



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted  
to tell you more.

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