

192 LONDON ROAD CHARLTON KINGS

CHELtenham, GLOUCESTERSHIRE, GL52 6HJ





An elegant and deceptively quiet detached villa, this beautifully styled brand-new home has a modern design creating a light-filled and generously proportioned family space arranged over two floors.

A striking Regency-inspired aluminium front door opens into a welcoming and spacious reception hall, setting the tone for the rest of the house. To the rear, an impressive open-plan kitchen/dining/family area forms the heart of the home, with sliding doors opening directly onto the garden, perfect for both everyday living and entertaining. Crittall-style internal doors lead through to a refined sitting room, offering flexibility and flow. The ground floor also benefits from a dedicated home office, a practical utility room, cloakroom, and excellent built-in storage including a cloak and shoe cupboard and under-stairs space.

The property offers four well-proportioned bedrooms and three bath/shower rooms, ideal for growing families or visiting guests. The principal bedroom enjoys a stylish en-suite shower room and a quiet rear aspect, while a second generous double bedroom also benefits from its own en-suite overlooking the garden. The two remaining bedrooms are served by a contemporary family bathroom, all arranged around an attractive galleried landing that enhances the sense of light and space.

Outside, the rear garden is thoughtfully designed for low-maintenance living, with a lawn and generous patio area ideal for outdoor dining and relaxing. The property also provides off-road parking for two to three vehicles.

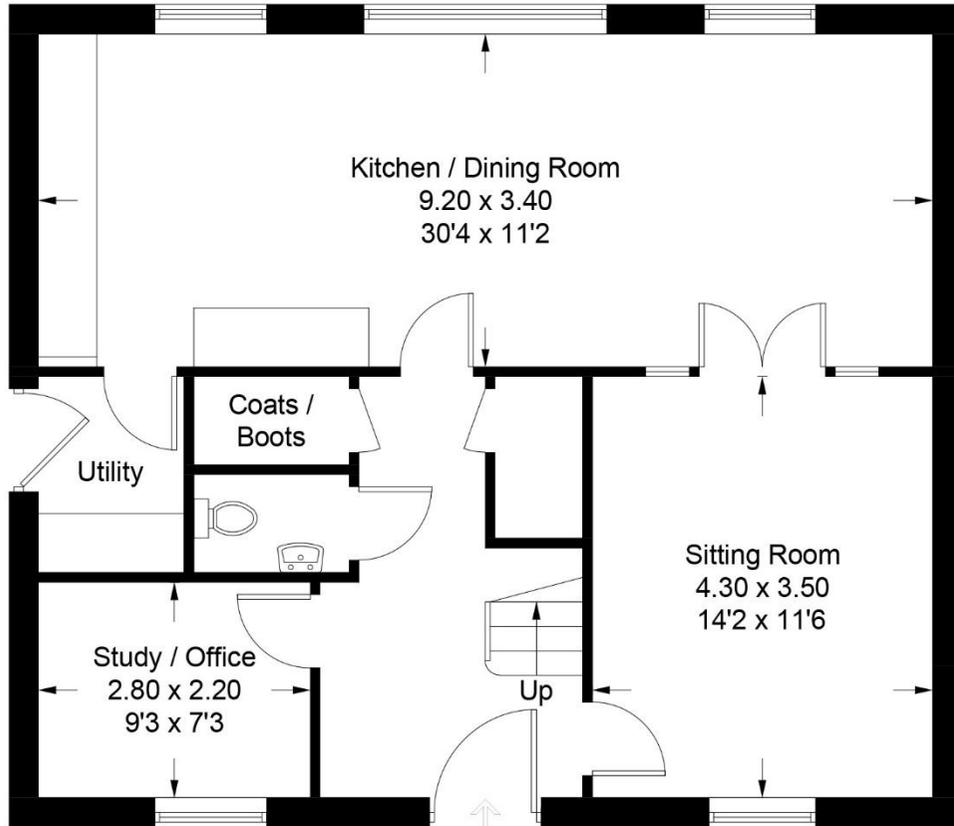
The location is particularly appealing for families and downsizers alike, with excellent local amenities close by including shops, cafés, pubs and restaurants, as well as healthcare facilities. A number of highly regarded schools are within easy walking distance, making this an especially convenient and sought-after setting.



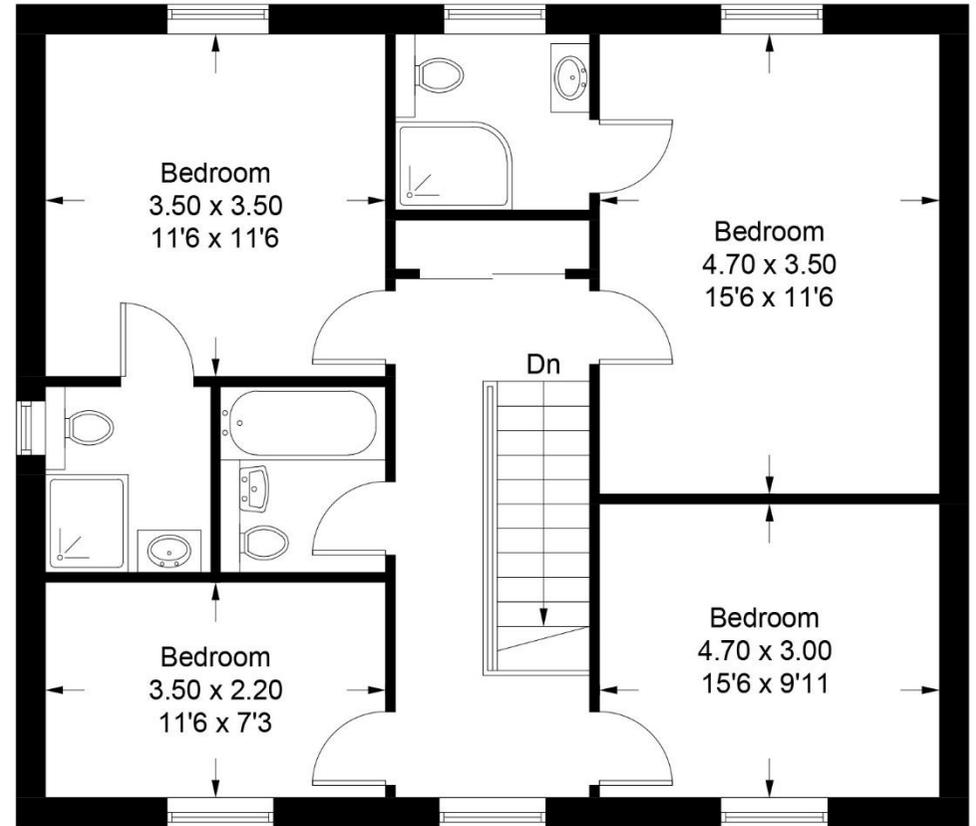


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Approximate Gross Internal Area = 143.5 sq m / 1544 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261919)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property. The house is heated by a gas boiler, whilst hot water is provided by a hot water tank.

Fibre broadband has been installed as has an electric car charging point. Solar Panels are also located on the roof.

NEW BUILD WARRANTY

A 10-year new home warranty by ICW is included in the sale.

EPC

A – 94.

COUNCIL TAX BAND

TBC.

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
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