

KING WILLIAM DRIVE,

CHELtenham, GLOUCESTERSHIRE, GL53 7RP





Standing in a stunning, quiet location, this is a detached, four-bedroom family house set back from the road with ample parking and a lovely, private south facing garden.

Dating from the 1980's No56 sits in a glorious position overlooking the green and within a few minutes' walk of the East Gloucestershire Tennis club and England croquet club. Being set back from the road the property enjoys ample parking for some 3-4 cars and is accessed via a canopied porch leading to the reception hall with cloakroom off. Enchanting living room with attractive fireplace with inset gas fire leading into an orangery and thence into the garden. Open plan kitchen/dining room which flows beautifully with utility room off and door into the garage. On the first floor are 4 bedrooms, 3 being generous doubles and 2 bath/shower rooms including a principal suite.

Externally, to the front, there is a good-sized garden including ample parking whilst to the rear is an incredibly private garden enjoying a south westerly aspect and a high degree of peace and quiet.

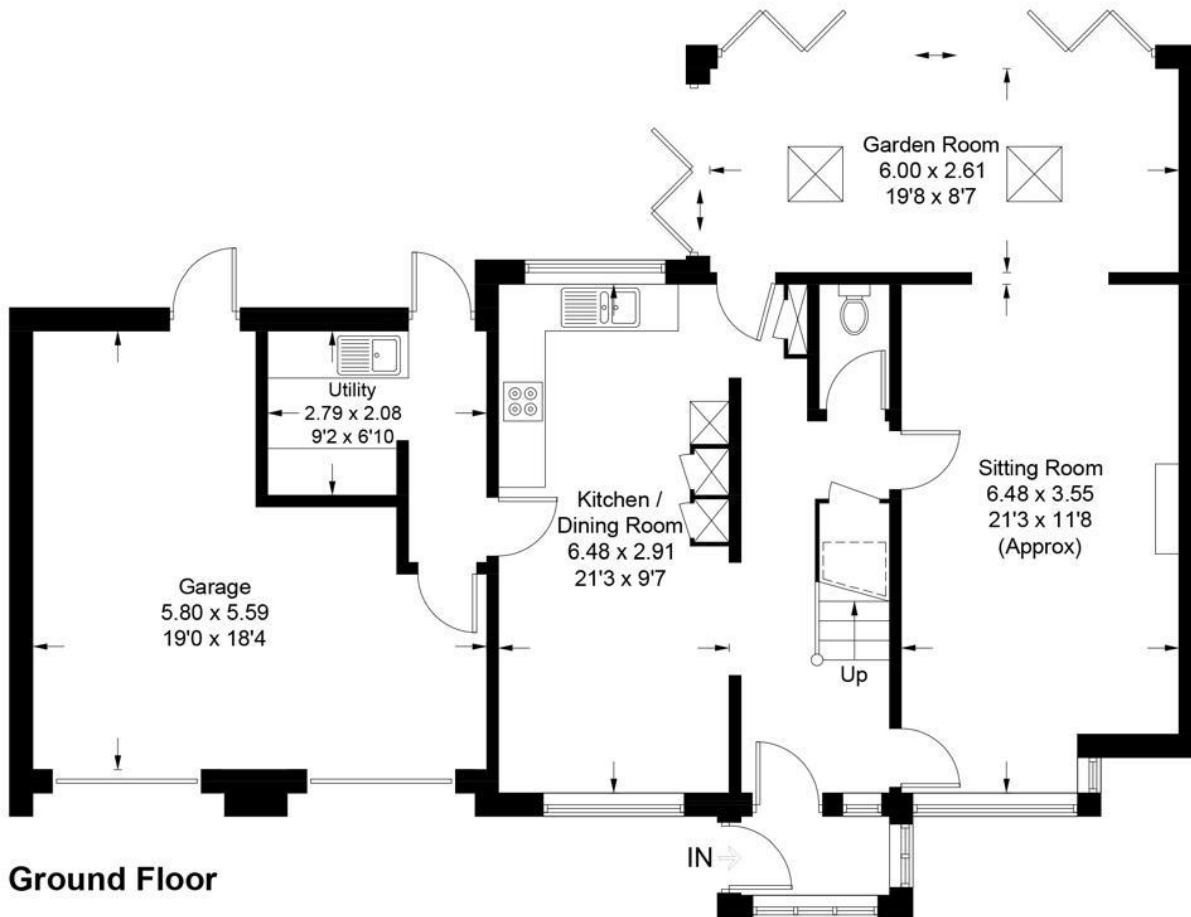
King William Drive forms part of an exclusive development created in the 1980's and located within a short walk of the old village of Charlton Kings which provides a good choice of day-to-day shops, supermarket, PO. Primary school and St Edwards secondary school. The Bath Road shopping area is within a 10-minute walk whilst the town centre is within a 5-minute drive offering a wider choice of shops, restaurants, wine bars and cafes, doctor's surgeries and general hospital. The town main schools are all within a short drive with Cheltenham College being within a 5-minute walk. Access to the Cotswolds, Oxford and London can all be gained via the nearby A40, whilst the motorway network can be accessed via the nearby A417.



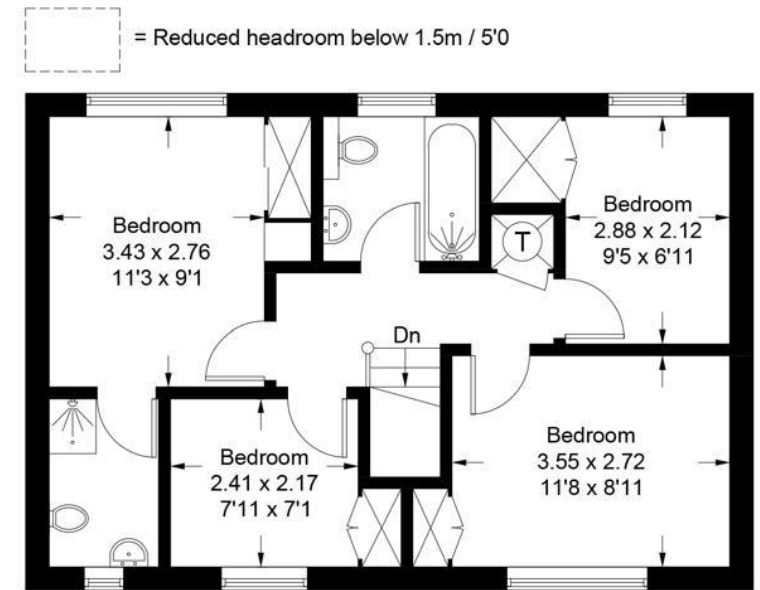


# 56 King William Drive

Approximate Gross Internal Area = 159.4 sq m / 1716 sq ft  
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1323110)



#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.

#### **EPC RATING**

Awaited

#### **COUNCIL TAX**

Cheltenham Borough Council  
Council Tax Band (E)

#### **TENURE**

Freehold

#### **VIEWINGS**

Strictly by prior appointment through  
Charles Lear & Co. on  
01242 222722

#### **Charles Lear & Co.**

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