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Lawrence Close

Charlton Kings, Cheltenham, GL52 6NN

Asking Price £675,000



Council Tax: E



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Hunters Estate Agents proudly present this impressive four/five bedroom detached family home in Charlton Kings to the sales market, complete with a tiered rear garden leading to Ham Brook.

This fine home proves beyond any doubt that modern houses can be characterful and interesting both inside and out. The internal layout works perfectly to take advantage of the surrounding views of Ham Hill at the front, at the rear, the garden benefits from a backdrop of mature trees with the garden leading to Ham Brook at the bottom, which in turn feeds into the famous River Chelt. The rear garden will benefit from a landscaping make-over to take full advantage of the assets.

The accommodation on offer includes the following:

Lower Ground Floor:

The property is entered via an enclosed porch leading to the entrance hall. Stairs down from the hall lead to the fully fitted modern kitchen, guest cloakroom with wc and a truly luxurious living/dining room spanning the rear of the property. With nearly 30' of space, this amazing room can be configured in a variety of ways to suit the family requirements. All windows overlook the superb rear aspect. There is an established conservatory at the rear taking full advantage of the garden view.

Upper Ground Floor

Bedrooms two, three and four are all doubles and face the rear elevation. The family bathroom is located just off the landing. Bedroom Five/Home Office/Study faces the front.

First Floor:

The main bedroom suite sits on the top floor with superb views and an en-Suite shower room.

Outside:

Lawrence Close is an attractive no-through road of traditional detached luxury homes set on the lower edge of the Ham Hill escarpment. The house benefits from being surrounded by a variety of beautiful country walks, whilst being close to 'Six Ways' the lively bustling centre of Charlton Kings.

Highly recommended

For more Material Information about this property go to:

<https://reports.spectre.uk.com/s/cBDHJ>

Viewings by appointment only.

Tel: 01242 528500

- An Impressive Four/Five Bedroom Detached Family House
- Large 29' Living/Dining Room With Views
- Available with No Onward Chain
- Close to Six Ways in Central Charlton Kings
- Council Tax Band E | Energy Rating D

- Tiered Rear Garden Leading To Ham Brook
- Large Garage and Off Road Parking
- Set On The Edge of Ham Hill
- An Easy Walk To Glenfall Primary School and Balcarras Senior School
- Tenure - Freehold

Living Room

12'10" x 17'8" (3.93 x 5.39)

Dining Area

12'10" x 12'0" (3.92 x 3.68)

Kitchen / Breakfast Area

13'11" x 8'4" (4.25 x 2.56)

WC

Bedroom One

11'2" x 14'6" (3.42 x 4.44)

En-Suite

Bedroom Two

12'10" x 10'11" (3.93 x 3.34)

Bedroom Three

12'9" x 8'5" (3.91 x 2.57)

Bedroom Four

7'10" x 9'9" (2.41 x 2.99)

Bedroom Five / Study

7'2" x 8'4" (2.19 x 2.56)

Bathroom

6'5" x 8'5" (1.97 x 2.59)

Conservatory

8'0" x 13'6" (2.45 x 4.12)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾
161.7 m²
1743 ft²

Reduced headroom
0.5 m²
5 ft²

(1) Excluding balconies and terraces.

Reduced headroom:
..... Below 1.5 m/5 ft

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

GIRAFFE360

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.