

4 HARP HILL, CHARLTON KINGS,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6QG



## 4 HARP HILL, CHARLTON KINGS

Renovated to an exacting standard, this impressive detached house offers four excellent bedrooms, two bath/shower rooms, garaging and a large driveway providing a generous amount of off-road parking.

### DESCRIPTION

4 Harp Hill is set back from the road with the benefit of a large in/out driveway, providing not only a large amount of parking, but a single garage and additional secure parking space suitable for a motor home. The internal accommodation, which approaches 1,600sq.ft., is light, spacious and includes four excellent bedrooms on the first floor. All four bedrooms have fitted wardrobes and are widely considered as double rooms. The principal bedroom has a contemporary en-suite shower room, whilst the remainder share a large bathroom with separate shower enclosure. The ground floor accommodation, which is accessed via an impressive reception hall with a large storage cupboard, comprises a large sitting room with twin aspect including a pair of patio doors opening into the garden at the rear of the house. The kitchen/dining/family room on the other side of the hall is beautifully finished and includes a contemporary handleless kitchen with stone worksurfaces, breakfast bar and Siemens appliances, including a down draft induction hob. Off the kitchen is a practical utility room with space and plumbing for a washing machine and tumble dryer, beyond which is a ground floor cloakroom. The kitchen also has a door into the garden which offers a good degree of privacy and a low level of maintenance, with areas of patio and lawn, together with access on both sides of the property.





### SITUATION

Located on the lower slopes of Harp Hill on the edge of Charlton Kings and near the Battledown Estate, 4 Harp Hill benefits from being located less than 2 miles from the town centre whilst local amenities may be found within a short walk on Hewlett Road where the popular Hewlett Arms public house may also be found. Sainsbury's supermarket is also within walking distance. Nearby, Aggs Hill offers wonderful walking and riding country as does Cleeve Hill which is within a short drive through Prestbury Village. There are also several highly regarded primary and secondary schools nearby.

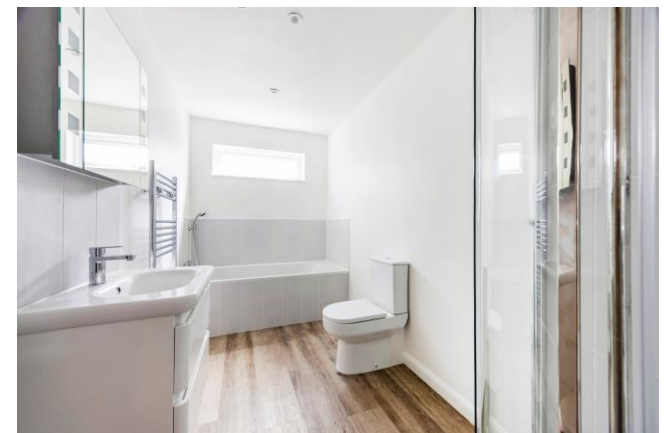
### GENERAL INFORMATION

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

Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (E) - £2,745.75pa. (2025/2026).

### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



## 4 Harp Hill

Approximate Gross Internal Area = 143.7 sq m / 1547 sq ft  
 Garage = 14.7 sq m / 158 sq ft  
 Total = 158.4 sq m / 1705 sq ft

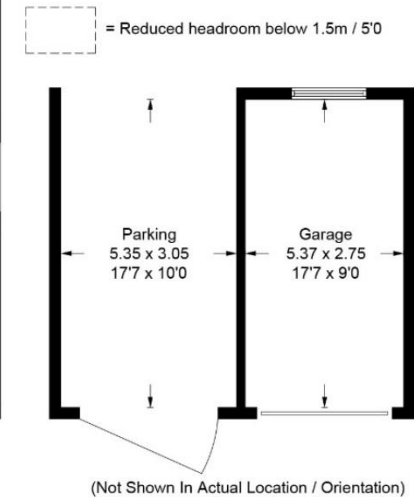
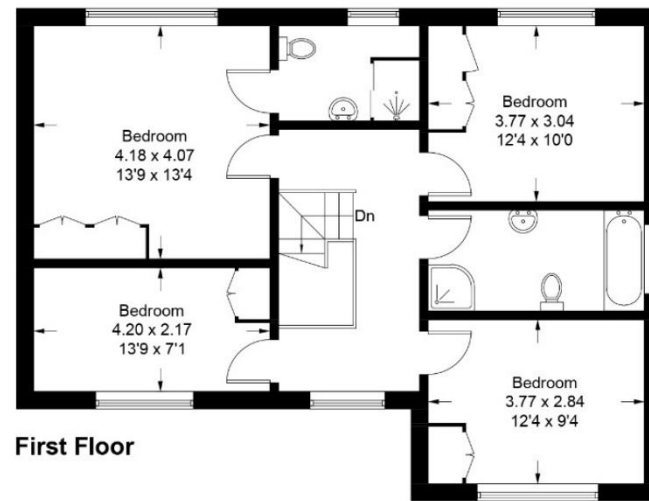
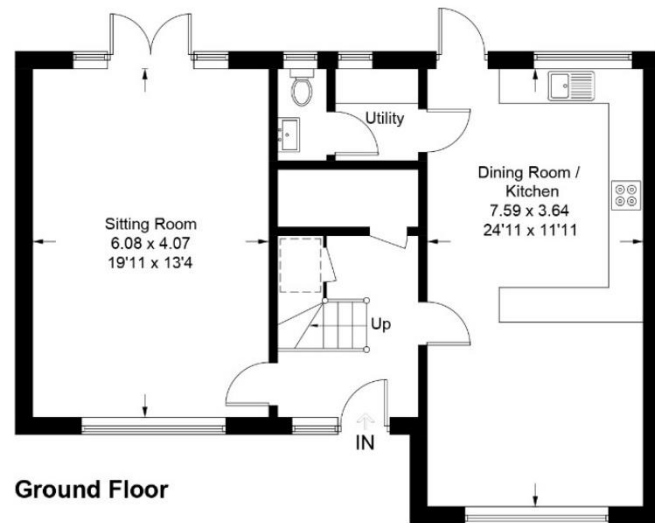


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232654)