



9 Ham Close, Charlton Kings, Cheltenham, Gloucestershire

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# A fantastic family home sitting in this popular part of Charlton Kings with double garage and four bedrooms.

## Description

Ham Close is a spacious detached family home sitting in this popular cul-de-sac of modern homes in the popular area of Charlton Kings. The house is well-presented with a welcoming reception hall which gives access to a spacious drawing room to the left hand side, office, cloakroom and to the rear, access into the open plan kitchen living space. There is also a lovely sitting room which extends off the kitchen with French doors leading out onto the rear gardens. The kitchen is well-equipped with a large island for entertaining and storage, floor and wall mounted units with built in appliances and a separate utility room with side access. Beyond this there is a cloakroom and an office space from the hallway. Upstairs, there are four bedrooms in total. The principal bedroom features built in storage and an ensuite shower room. The three remaining bedrooms share a modern family bathroom. To the front of the property is a driveway with ample parking and access to a spacious double garage which also has side access from the driveway. To the rear is a spacious rear garden which is mostly laid to lawn with a level patio coming off the kitchen with ample space for outdoor dining and entertaining.







## Location

Charlton Kings is one of Cheltenham's most highly regarded residential districts, with a large and strong community of its own. The original Village has various amenities including several pubs and shops, post office and a library. The area is well known for its schools with Charlton Kings Junior and Infants Schools and Balcarras Secondary School all highly regarded state schools and St Edwards School which is a private fee paying school.

## Property Information

**Tenure** Freehold

**Guide Price** £950,000

**Services** All mains services are connected to the property.

**Local Authority & Council Tax Band** Cheltenham Borough Council 01242 262626

**Tax Band** G

**EPC Rating** D





## Approximate Gross Internal Floor Area

Total Area: 204.4 sq.m / 2,200 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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