

MOOREND GLADE,
CHARLTON KINGS, CHELTENHAM, GL53 9AT





An impressive five-bedroom detached house extending to approximately 2,102 sq ft, with a private south-westerly facing garden, generous off-street parking, and a particularly accomplished open-plan kitchen, dining, and family room.

Built by Bovis Homes in 1987 as the original show house for the development, the property has since been extensively modernized to create a well-balanced and highly practical family home. The principal reception spaces are arranged across the rear of the house, making the most of the garden outlook and providing an easy connection between the interior and exterior.

At the heart of the house is an exceptional open-plan kitchen, dining, and family room measuring approximately 23 feet in length. The contemporary Schüller kitchen is arranged around a substantial central island with breakfast-bar seating and incorporates a comprehensive range of Siemens appliances. There is ample space for both dining and informal seating, while wide bi-folding doors open directly onto the terrace and garden.

Alongside is a separate sitting room with an inset wood-burning stove and direct access to the adjoining conservatory, which provides a further garden-facing reception space. The remainder of the ground floor includes a welcoming entrance hall, cloakroom, utility room, and a versatile games room formed from part of the original garage. The retained garage provides useful storage and is approached from the driveway.

The first floor comprises five bedrooms. The principal bedroom benefits from fitted storage and an en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom with a freestanding bath and separate shower. One of the smaller bedrooms is currently arranged as a study, offering flexibility for those working from home.

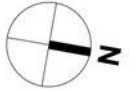
The house is set back behind a broad driveway providing parking for several cars. To the rear, the mature south-westerly facing garden is notably private, with a lawn bordered by established trees and planting. A paved terrace extends across the rear of the house, providing an attractive setting for outdoor dining and entertaining, while a garden store offers additional storage.

Moorend Glade is one of Charlton Kings' most highly regarded residential roads, within easy walking distance of the Old Village and its range of shops, supermarkets, churches, and public houses. Balcarras School is close at hand, while St Edward's Senior School is also within walking distance. Cheltenham town centre lies approximately 1½ miles away and offers an excellent selection of independent shops, restaurants, and cultural amenities. The town is renowned for its annual programme of festivals and for racing at Prestbury Park, including the Cheltenham Festival and Gold Cup.





Approximate Area = 195.3 sq m / 2102 sq ft
 Garage = 6.9 sq m / 74 sq ft
 Total = 202.2 sq m / 2176 sq ft
 Including Limited Use Area (1.1 sq m / 12 sq ft)





GENERAL INFORMATION

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

COUNCIL TAX BAND

G

EPC RATING

Awaiting revised rating

TENURE

Freehold

VIEWINGS

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

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

