

LANGTON GROVE,
LANGTON GROVE ROAD, CHELTENHAM, GL52 6JA





Upon entering, a gracious reception hall and stairway connect the principal living spaces. On either side, a refined drawing room and charming library, both with handsome fireplaces, create an inviting first impression.

Beyond, the heart of the home opens into an impressive kitchen and dining room, with a striking run of windows overlooking the garden and Velux skylights drawing in natural light. Adjoining this is a relaxed reception room, with French doors opening onto the patio and rear garden. A useful utility room and cloakroom complete the ground floor accommodation.

The first floor provides two generously sized bedrooms, each with a bay window and discreet en-suite shower room. Two further bedrooms, served by a well-appointed family bathroom, complete this level. The second floor is home to the principal bedroom, which is flooded with light, enjoys far-reaching views towards the surrounding hills, and is served by a spacious bathroom.

The house has been thoughtfully enhanced over recent years with a range of considered improvements, including a highly insulated roof, double-glazed sliding sash windows, and underfloor heating to the lower section of the house. More recently, the current owners have made a significant further investment in the property's energy performance, with the installation of 28 solar panels and two 9 kWh batteries across the house and garden room. These additions considerably enhance the house's energy efficiency, while also allowing surplus electricity to be exported to the grid.

The gardens are equally well considered, with porcelain-tiled terraces, lawn, established planted beds, upgraded fencing, and a strong sense of privacy. A highly insulated garden room, complete with a wood-burning stove and flue, offers an additional and versatile retreat. The main house also benefits from a lined flue and wood-burning stove installation. Off-street parking is available to the front, while gated rear access from Oakland Street provides further parking.

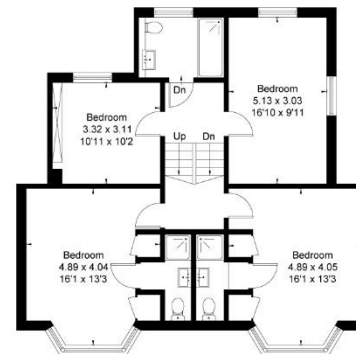
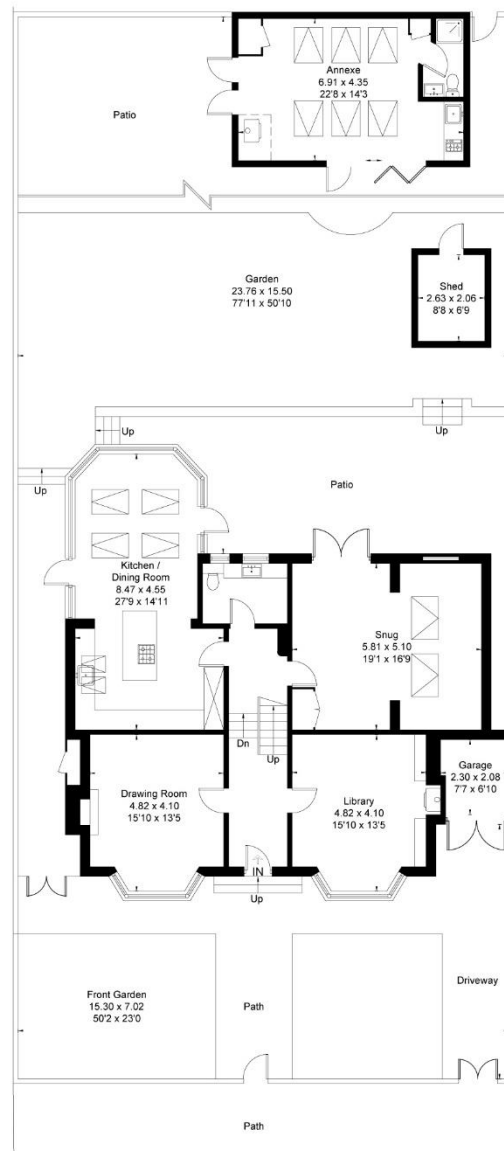
Altogether, this is a rare opportunity to acquire a substantial and well-presented family home, thoughtfully updated for modern living while retaining its timeless period elegance.

Langton Grove Road is located within a few minutes' stroll of the wide range of amenities found in Charlton Kings old village centre and at the popular Sixways, including a supermarket, GP surgery, chemist, public houses, and cafés. Ashley Manor School is on the doorstep, while St Edward's School and Balcarras Academy are both within walking distance. Charlton Kings lies on the south-eastern side of Cheltenham, with the town centre just over one and a half miles away.

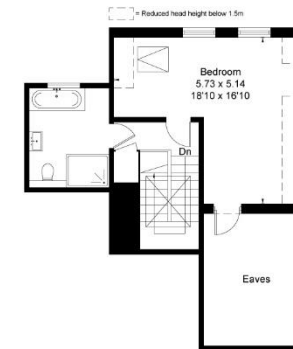




Approximate Floor Area = 260.9 sq m / 2808 sq ft
 Outbuildings = 35.6 sq m / 383 sq ft
 Total = 296.5 sq m / 3191 sq ft
 (Including Eaves / Garage)



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82260



GENERAL INFORMATION

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

COUNCIL TAX BAND

F

EPC RATING

Awaiting revised rating

TENURE

Freehold

VIEWINGS

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

Charles Lear & Co.

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