

Trees, Charlton Drive, Charlton Kings, Cheltenham



An exceptional chance to own a distinctive detached home, set on a quiet private road and situated within a spacious garden.

Ground Floor Reception hall | Kitchen | Sitting room | Dining room | Utility | Shower room | Cloakroom

First Floor Four bedrooms | Family bathroom

Outside Large garden | Integral garage | Off road parking

Description

Nestled on a private road at the edge of the sought-after village of Charlton Kings, this delightful detached home sits among a collection of unique properties, all set within a magnificent 1/3-acre garden.

Ideal for downsizers, growing families, or those looking to create their dream home, the property offers two reception rooms, a kitchen with adjoining utility and wet room, four bedrooms, and an upstairs bathroom. The property is in need of updating throughout but offers significant opportunities to create a fantastic family home.

The wide reception hall includes a cloakroom, under-stair storage, and stairs leading to the first floor. The sitting room features a box bay window with a fitted window seat, providing enchanting views of the rear garden, along with a fireplace as the room's focal point. In the dining room, glazed doors open onto a large terrace, with steps leading down to a sweeping lawn.

The kitchen is fitted with solid wood units and includes a breakfast bar, while the utility/workshop/boot room provides access to the garage and an adjoining wet room. On the first floor, the landing has an airing cupboard and leads to four bedrooms, two of which feature built-in storage.



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Outside

The integral single garage offers internal access, and the property includes off-road parking for three vehicles at the side. The stunning south-facing garden is a true highlight, with a sweeping lawn interspersed with specimen trees leading down to the meandering River Chelt.

Location

Charlton Drive is a private, no-through road conveniently located just off Cirencester Road, offering easy access to the amenities at Sixways and the historic 'Old Village' of Charlton Kings. These include a doctor's surgery, pharmacy, optician, supermarkets, pubs, and both Parish and Roman Catholic churches. Within 0.3 miles of the property, you'll find a selection of well-regarded schools, including the highly esteemed Balcarras Academy, Glenfall Primary, and both St. Edward's Senior and Prep Schools. Cheltenham town centre is just over two miles away, and the A40, providing routes to the Cotswolds, Oxford, and London, as well as the A435 to Cirencester, are both within close proximity.

Property Information

Services All mains services are connected to the property.

Local Authority Cheltenham Borough Council 01242 262626

Council Tax Band G

EPC D

Guide Price £925,000

Tenure Freehold

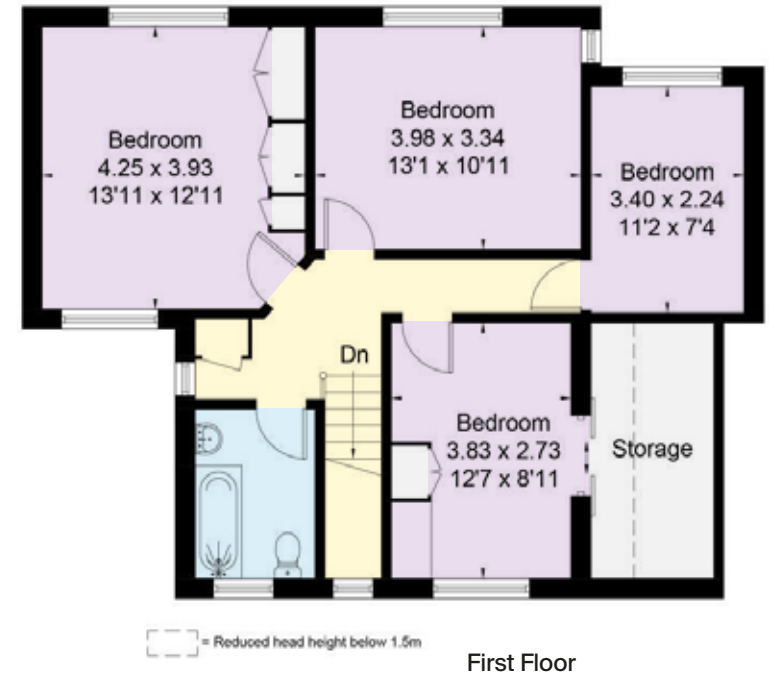
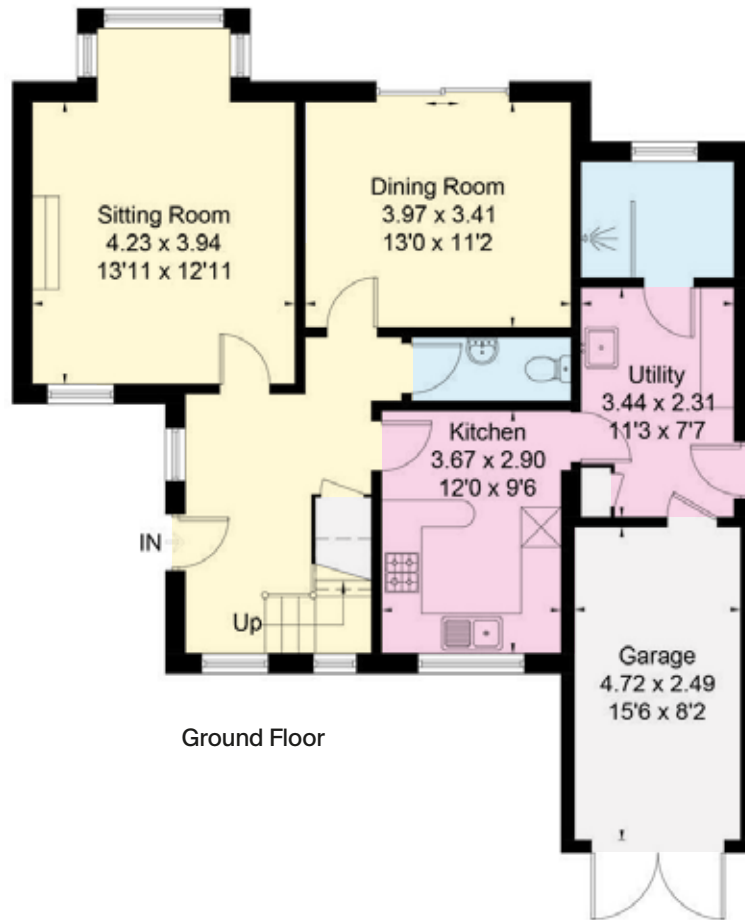


Approximate Gross Internal Floor Area

Total Area: 160 sq.m / 1,722 sq.ft (Inc. Garage)

Including Limited Use Area (5.3 sq.m / 57 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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Particulars dated October 2024. Photographs and videos dated September 2024.

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