

53 Bafford Lane

Cheltenham, Gloucestershire



A fantastic family home close to excellent schools in the desirable area of Charlton Kings



5-6



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Summary of accommodation

Main House

Ground floor: Kitchen | Living/Dining room | Reception Room | Utility

First Floor: Two bedrooms | Bathroom | Dressing room

Second floor: Three bedrooms | Bathroom



Situation

(Distances and times are approximate)



The town has an eclectic mix of quality shops, bars and restaurants, theatres and cinema and plays host to many sporting events and festivals. Cheltenham also plays host to several festivals to include the literature, food, jazz and science festivals. The Cheltenham Races is the largest festival hosted by the Spa town with the Gold Cup famed for its incredible atmosphere at the Prestbury Park racecourse.



Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens and reputable schools including St. Edwards, Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School.



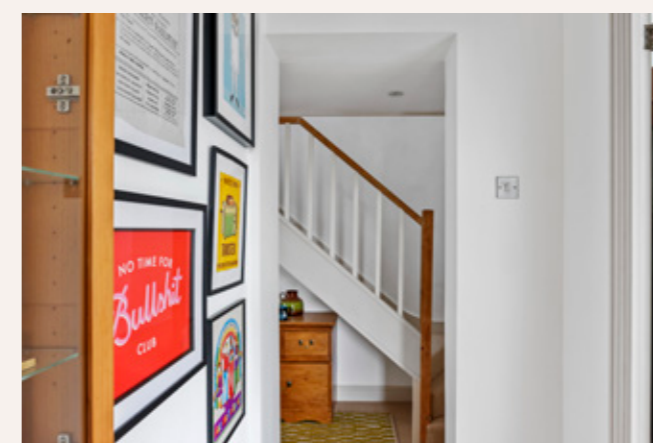
The property is situated to the South East of Cheltenham with superb access to the A40 and A435.



Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)



53 Bafford Lane

This spacious semi detached family home has been renovated by the current owners and offers flexible and well-proportioned accommodation over three floors. Situated within the Balcarras and Charlton Kings primary school catchment, 53 Bafford Lane is on a sought after no through road in the heart of Charlton Kings with over 2103 sq. ft. of floor space. The property has been beautifully decorated and is particularly light.

From the pretty portico entrance porch the inner door leads to the open plan sitting / dining room, this light and spacious room has windows to three aspects and a wood burner.

The lovely kitchen breakfast room is fitted on two sides with a range of modern units and has been extended to create a open plan living room / dining room where there is ample space for a breakfast table and the present owners have a sofa in the room, creating a very social, family space. The ground floor is finished with a useful utility room.

On the 1st floor there are 2 double bedrooms and a family bathroom. A further smaller bedroom is currently used as a dressing room.

Two staircases rise from the 1st floor landing, each leading to independent 2nd floor landings; the first has 2 bedrooms and the second a double bedroom and separate family bathroom.

There is a pretty garden to the rear which is mainly laid to lawn and parking for two cars.



Property Information

Guide Price: £895,000

Tenure: Freehold.

Services: All mains services connected.

Local Authority: Cheltenham Borough Council

Council Tax: Band E

EPC: D

Directions: Postcode: GL53 8DN

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
201.5 sq.m / 2,168 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 April 2024. Photographs and videos dated April 2024.

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