



11 Moorend Glade, Charlton Kings, Cheltenham



A fantastic family home in this sought after cul-de-sac close to excellent Schooling and amenities.

Accommodation

Ground floor: Reception hall | Family room | Reception room | Kitchen/dining room
Snug | Study | Boot room | Utility room | Shower room | Cloakroom

First floor: Principal bedroom en suite | Guest suite | Three further bedrooms
Family bathroom

Outside: Large garden | Garage | Workshop | Ample parking

Description

Moorend Glade enjoys a delightful position nestled within a quiet cul-de-sac of similar family homes, offering a generous garden and ample off-street parking. This well-appointed property provides flexible and spacious accommodation across two floors, featuring five bedrooms, three reception rooms, and excellent storage throughout.

Upon entering, the welcoming and spacious reception hall leads to a charming sitting room, a snug, and a family room, each offering versatile living spaces. The kitchen/breakfast room flows seamlessly from the hallway and connects the snug to the sitting room via an interlinking door. Additional ground-floor amenities include a utility room, a study, a boot room, a convenient W/C with a shower room, and access to a single garage and workshop.

Upstairs, the property boasts five bedrooms, two of which benefit from en suite bathrooms. The principal bedroom is particularly generous, providing ample storage and a beautifully appointed ensuite.









Location

Moorend Glade is located in the popular suburb of Charlton Kings with fantastic amenities close by. 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.

Outside

Outside, the home is complemented by a large driveway with ample off-street parking. The rear garden is a true highlight, featuring a spacious level lawn, a charming brook, and an array of mature trees and plants, creating a wonderfully private and tranquil setting.

Property Information

Local Authority Cheltenham borough council

EPC C

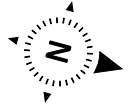
Council Tax G

Guide Price £1,100,000

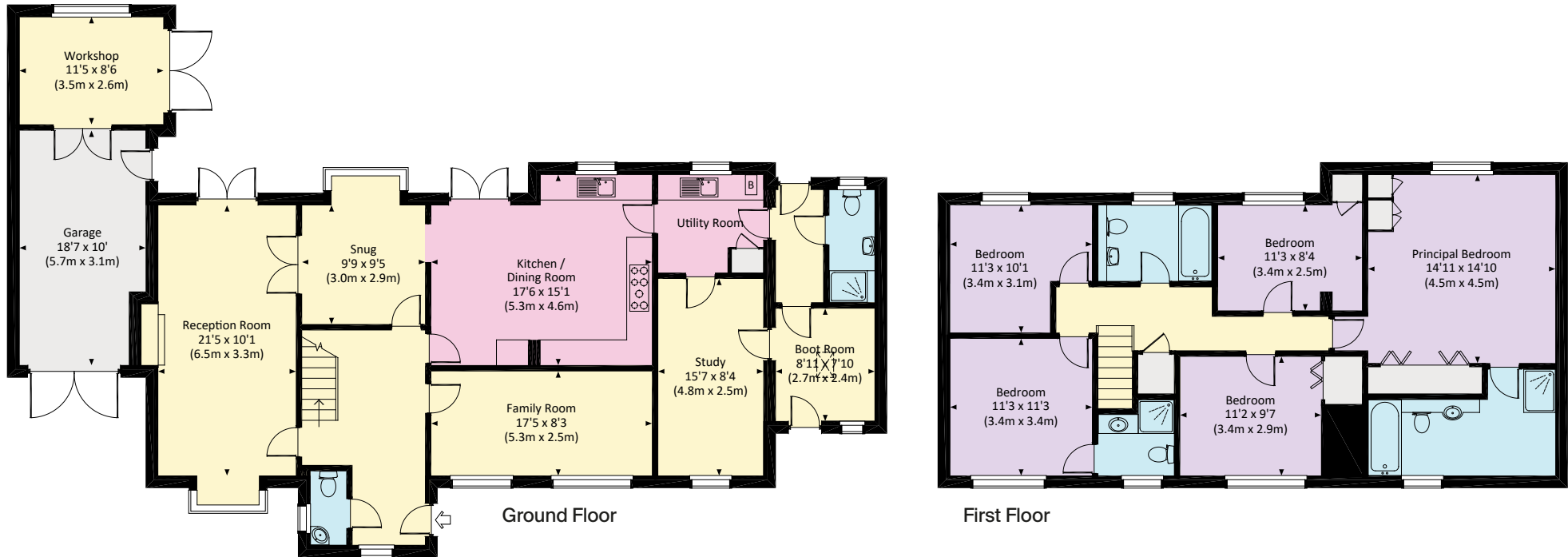


Approximate Gross Internal Floor Area

Total Area: 252 sq.m / 2,718 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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I would be delighted to tell you more

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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 December 2024. Photographs and videos dated December 2024.

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