





12 RYEWORTH ROAD

Cheltenham GL52 6LH



12 RYEWORTH ROAD

A beautifully proportioned family home in this sought after road in Charlton Kings.

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Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Freehold

Guide price; £1,150,000



LIVING

Ryeworth Road enjoys a prime central position on this sought-after street, offering generous and well-balanced accommodation arranged mainly over two floors, with the added benefit of a basement level. The property has been comprehensively modernised throughout, resulting in a stylish and light-filled home with contemporary finishes.

A welcoming entrance hall leads into a spacious central reception area, providing access to two sizeable reception rooms positioned on either side of the house. One serves as a sitting room with an attractive bay window and a log burner. The other room, featuring a working open fireplace, is currently used as a gym but could easily be repurposed as a formal drawing room.





KITCHEN

To the rear of the property lies an impressive open-plan kitchen and family room. This beautifully designed space features a bespoke modern kitchen with a mix of floor and wall-mounted units, built in appliances including a coffee machine plus a Quooker hot tap. The kitchen flows seamlessly into a dining area and a cosy sitting space complete with a log-burning stove. A generous sized glass door opens out to the private rear garden, creating a perfect environment for indoor-outdoor living. Adjacent to the kitchen is a practical utility room offering additional storage, a built in drinks fridge, a filtered, carbonated water tap and has provision for 2 washing machines and a tumble dryer. A guest cloakroom completes the ground floor.

The lower ground level houses a versatile basement room, currently set up as a games room and a home office.



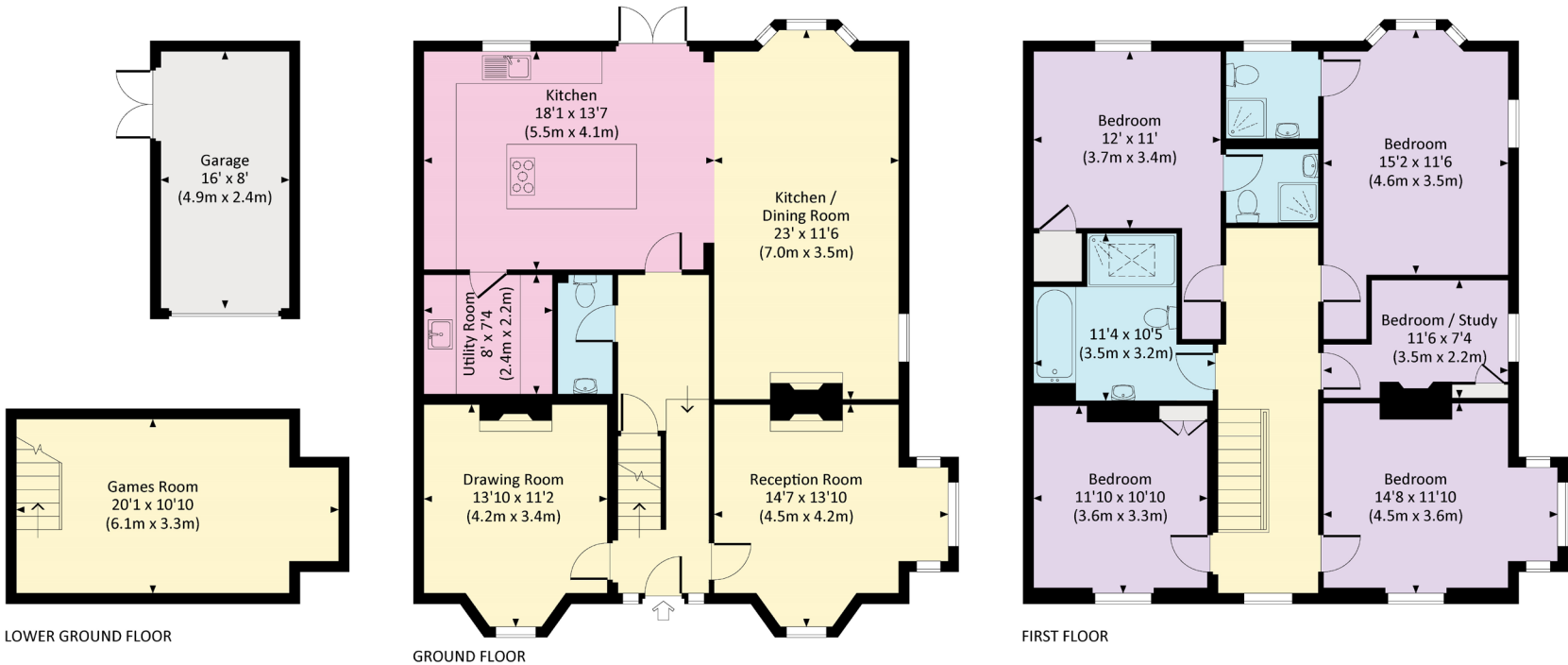


BEDROOMS

Upstairs, there are five bedrooms in total. Two enjoy the benefit of modern en suite shower rooms, while the remaining three share a luxury contemporary family bathroom which benefits from under floor heating. The fifth bedroom, currently used as a study, offers potential to be incorporated into the Principal suite, creating a luxurious walk in wardrobe if desired.



RYEWORTH ROAD, GL53
Approx. gross internal area 2267 Sq Ft. / 210.6 Sq M.
Approx. gross internal area 2395 Sq Ft. / 222.5 Sq M. Inc. Garage



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