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8 CHARLTON PARK GATE

Cheltenham, GL53 7DJ



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*An exceptional family home and a rare find on this highly regarded road, standing in over c1.5 acres of beautiful grounds with parking, garaging and a tennis court. Immaculate in finish with characterful accommodation, just moments from the town centre.*

## DESCRIPTION

It is not often homes on this exclusive address come to the market and number 8 occupies, arguably, the best position on the road. Designed and built in 1920's, this exceptional property has been lovingly maintained and continually enhanced by the current owners who have enjoyed their residency for many years. The house is on an excellent scale, extending in total to over 4000 Sq Ft with a practical floorplan which makes for a wonderful family home offering lateral accommodation over two floors.

The plot in which the house sits is fundamental to the overall feel of the house. Completely private, it extends to over 1.5 acres with areas of formal lawn interspersed with mature planting and trees with an all-weather tennis court.

The entrance is via a porch into the magnificent entrance hall which has the original staircase rising to the first floor. The reception rooms flow with ease, a mix of informal and more formal spaces which include a study to the front elevation and to the rear of this, a sitting room with a fireplace and square bay window. Opposite is a family room with glazed double doors that open to the wonderful, kitchen and dining room. This large and light room links to the gardens by way of bi fold doors, connecting the outside to in. Open plan in style, the kitchen itself has an excellent range of units, an Aga and integrated appliances with a large breakfast island that divides the room for a dining table. Beyond the kitchen is a utility room and cloakroom with a further cloakroom off the inner hall. A conservatory completes the accommodation, a lovely and versatile room in which to sit and take in the views of the grounds.





The bedroom space is equally well planned with the central staircase rising to the spacious landing with the rooms set out. The principal bedroom offers a dressing area, en suite bathroom and bi folding doors that open to a covered balcony, another spot in which to take in the immediate vista of the gardens and Leckhampton Hill beyond. There is a large guest suite with fitted wardrobes and an en suite bathroom. Two further double bedrooms share a bathroom and a separate cloakroom

In all, one of the most unique and individual homes for sale in Cheltenham, built and designed to the most discerning standards, in arguably the most prestigious address.

#### OUTSIDE

Over c1.5 acres of immaculate and private grounds provide the backdrop to the property, a rare balance of garden to internal space and an idyllic setting for a home of this stature. Accessed via a circular driveway leading to off road parking and the garage. The well-established grounds are a real feature to the house, having been beautifully maintained they are particularly private and well stocked with growing beds, mature planting, and an array of specimen trees.

#### SITUATION

Charlton Park Gate is a private road that is arguably one of Cheltenham most prestigious and highly regarded addresses. A tree lined avenue made up some of just 16 high calibre properties and some of the very best houses Cheltenham has to offer. With an exclusive and green setting, it has the feel of a semi-rural setting yet both Cheltenham and Leckhampton are easily reachable by car, bike or foot with quick motorway access to both the A417 and A40, Oxford to London commute. There is a wide selection of day to day amenities available on the Bath Road with excellent local shops in addition to several quality places to eat. Cheltenham offers a more extensive range of shopping and leisure facilities including East Glos Tennis Club, neighbouring the road, and golf at The Lileybrook, are both a short walk from the house. In addition to hosting several highly acclaimed festivals, Cheltenham is most known for its exceptional schooling with The Cheltenham Ladies' College, Cheltenham College, Dean Close and The Richard Pate Junior school all within a very short drive or stroll.

#### SERVICES

All mains services connected

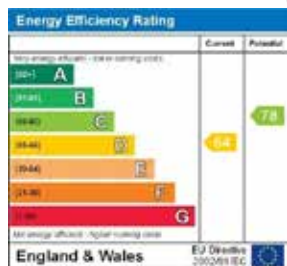
#### LOCAL AUTHORITY

Cheltenham Borough Council



# FLOORPLANS

Approximate Floor Area = 347.5 sq m / 3740 sq ft  
 Cellar = 12.7 sq m / 137 sq ft  
 Outbuilding = 79.9 sq m / 860 sq ft  
 Total = 440.1 sq m / 4737 sq ft



**Kingsley Evans**  
 115 Promenade  
 Cheltenham  
 Gloucestershire  
 GL50 1NW

t: +44 (0) 1242 222292  
 e: [info@kingsleyevans.co.uk](mailto:info@kingsleyevans.co.uk)  
 w: [www.kingsleyevans.co.uk](http://www.kingsleyevans.co.uk)

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