



3 CHARLTON LANE
Leckhampton, Cheltenham, GL53 9DT

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A modern, detached, family home in Leckhampton

- Detached Family Home
- Modern in finish
- Immaculate in style with sizable accommodation
- A lovely sized plot
- Partially open plan living rooms
- Four double bedrooms
- Double Garage
- Parking
- Leckhampton High School and Leckhampton Junior catchment area
- The Bath Road and town centre within a walk

A DECEPTIVELY SPACIOUS MODERN HOME.

Forming part of a small enclave of just four executive properties, Number 3 Charlton Lane is an excellent detached modern family home with a good-sized garden, off road parking and double garage. The current and only owners have continually enhanced and significantly upgraded the property to include a modern extension designed to increase the square footage and add an open-plan reception area and new kitchen.

Charlton Lane is a sought-after address, and the position of the property is excellent, within a walk of the Bath Road with its coffee shops, restaurants and bakeries and within the priority catchment area for Leckhampton High School and Leckhampton Primary. In addition to The Richard Pate School and Naunton Park, both can be reached by foot in less than 15 minutes.

GROUND FLOOR

The accommodation is extremely well planned and practical. An entrance hall, with a boot room and cloakroom, introduces the rooms on the ground floor. A home office/snug, with a feature bay window, is set to the front of the house and across the rear, the principal living rooms overlook the gardens. This excellent space has been designed with everyday life and entertaining in mind having been extended and enhanced to meet the requirements of more open plan, modern living. The kitchen opens to the garden merging inside with out, it features a range of fitted units, integrated appliances and an opening to the breakfast room. From here, doors open to the more formal dining area with a feature fireplace and the sitting room which is bathed in natural light from the skylights and doors that provide access to a terrace and gardens.

A utility room with its own side entrance adds practicality.

A cloakroom completes the accommodation on this level.

FIRST FLOOR

Upstairs the bedrooms continue to impress. There are four bedrooms.

The principal bedroom has built in wardrobes and an en suite shower room whilst a modern family bathroom serves the remaining three bedrooms.

OUTSIDE – LOW MAINTENANCE LIVING WITH SCOPE

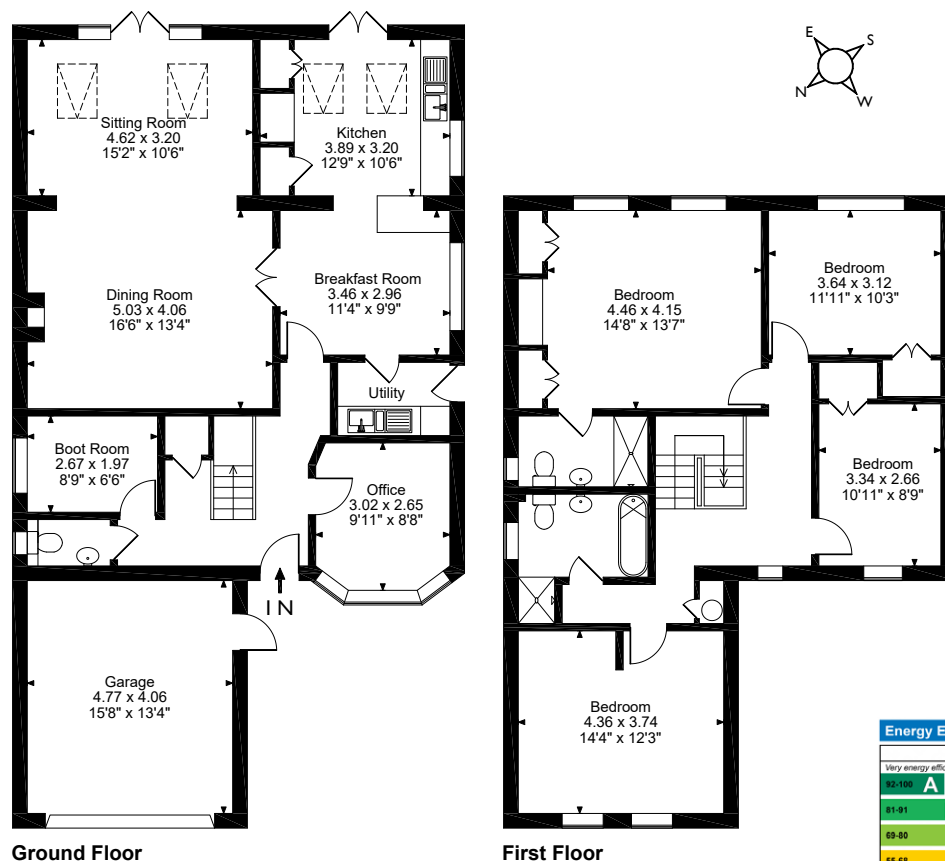
The orientation of the house and the height at which the boundaries are kept give a natural privacy to the exterior, shielded from the road by mature hedging. To the front of the house is parking for several cars and access to the double garage. The rear gardens face south-east, enjoying all day sun. Level and laid to lawn, it's a sizable plot for living so close to Leckhampton and the town centre.

LOCATION

Without doubt Leckhampton is one of the most sought after addresses within the town. Highly sought after, it offers a wonderful balance of green and open countryside yet within a short stroll of the boutique shops and lively café culture on Bath Road, which is known for its community feel and offers everything one needs for easy day to day living. Schools, both private and state, in the local vicinity are widely known as some of the best in the area with Leckhampton Primary and Naunton Park within bike and foot distance and new Leckhampton High School. In addition The Richard Pate School and Cheltenham College are also within a stroll. This, and the vibrant neighbourhood on offer, has helped to retain the prestigious status Leckhampton holds as one of the best areas within the area. The location also has excellent access onto the A40 for Oxford and London and M5.



3, Charlton Lane, Cheltenham, Gloucestershire
Approximate Gross Internal Area
2131 Sq Ft/198 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
82-100 A		
69-81 B		
55-68 C		
39-54 D		
21-38 E		
1-20 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

