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KINGSLEY  
EVANS

## CEDAR HOUSE

20B Ledmore Road, Charlton Kings, Cheltenham, GL53 8RA



# CEDAR HOUSE

20B LEDMORE ROAD, CHARLTON KINGS, CHELTENHAM,  
GL53 8RA

*A unique and modern detached family home with lovely gardens, parking, and a double garage in an extremely private spot to the edge of sought-after Charlton Kings within a short walk of Balcarras School.*

- Reception Hall
- Kitchen/Dining/  
Sitting Room
- Study/Playroom
- Cloakroom
- Master Bedroom  
with En Suite  
Bathroom
- Three Further  
Bedrooms
- Bathroom
- Driveway for Off  
Road Parking
- Double Garage  
with Gardens

## DESCRIPTION

Cedar House is an exceptional home set in the most discreet and private plot off the sought after Ledmore Road, close to the heart of Charlton Kings. The profile of the building is imposing, elevated within the plot, it was designed to take advantage of its setting with the bedrooms positioned on garden level and the living areas on the first floor. Set over two storeys, the internals extend to over 1684 Sq Ft with a design that centres around an open plan principal reception space which acts as a focal point to the house. Large rooms combine with contemporary interiors to create a home that is wonderfully light throughout with all rooms enjoying an outside aspect.

There are two points of access to the property, one from the bottom path into the entrance hall and bedrooms on the ground floor and one to the first floor living areas, arranged as a considerable, open plan kitchen/dining/sitting room adjoining the raised balcony. The kitchen area is well appointed with an excellent range of modern fitted units, quality integrated appliances and a breakfast bar dividing the space. This overlooks the dining and sitting room. A separate reception room makes an ideal snug, playroom or home office.



A staircase leads down to the garden level and to the four bedrooms. The master bedroom has a spacious en suite bathroom. Whilst a modern bathroom serves the remaining three bedrooms. There are two large storage cupboards.

In all, a very special house set in the most discreet and private of positions. Due to its modern finish and its position, so close to the thriving village and excellent schools, it makes an ideal family home.

#### OUTSIDE

The approach to Cedar House is charming, along a secluded driveway just off Ledmore Road. The house offers an incredibly private plot, discreetly positioned and accessed through wrought iron gates, revealing very little of the house and plot from the front. The driveway provides parking to the front for several cars and access to the double garage. The grounds surround the house, with two pathways that connect the house to the lawned areas. Arranged in tiers, there is a wonderful area of level lawn with steps up to the large decked terrace merging with the principal living space. Within the garden is a wooden framed home office, that makes an ideal space for a gym or playroom overlooking the lawns in a tranquil spot, this is a haven for families to play and enjoy in a space that is private and mature with the natural wooded setting of which this area is so well known for.

#### SITUATION

Ledmore Road is a sought-after no through cul-de-sac lined with attractive homes. It is a peaceful and quiet location yet in the heart of Charlton Kings, only a short stroll from the boutique shops at Sixways and those in the village centre. The house offers a short walking route to both the sought-after Charlton Kings Infants and Juniors in addition to, Balcarras secondary school. These schools are widely known with Balcarras reputed for being one of the top schools in the country. This, and the vibrant community on offer, has helped to retain the prestigious status Charlton Kings holds as one of the best addresses within the area. The location also has excellent access onto the A40 for Oxford and London and Cheltenham town centre is only 4 miles away.

#### SERVICES

All mains services are connected

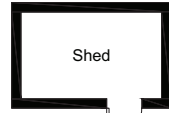
#### LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

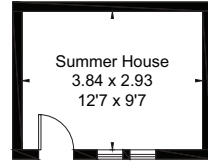




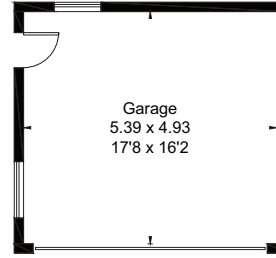
Approximate Area = 152.5 sq m / 1641 sq ft  
 Outbuilding = 38.1 sq m / 410 sq ft  
 Total = 190.6 sq m / 2051 sq ft  
 (Excluding Shed)



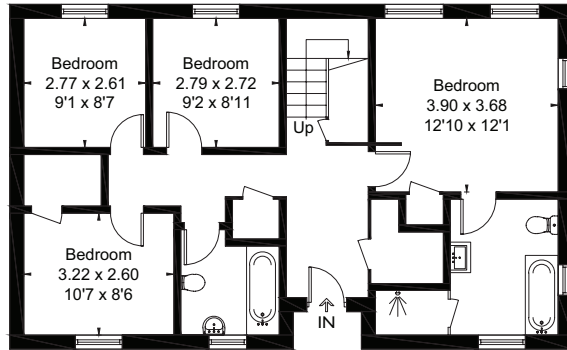
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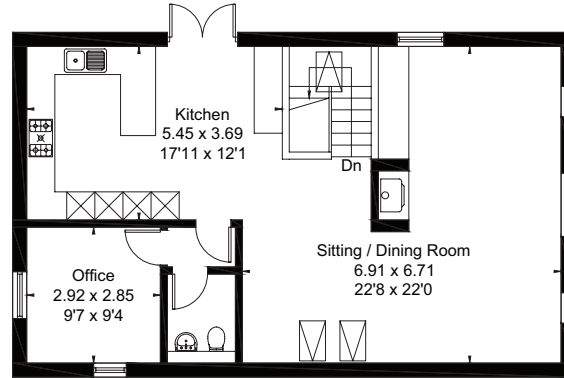
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Ground Floor



First Floor

