

KEtm
KINGSLEY
EVANS

GREENLEA

98B Ryeworth Road, Charlton Kings, Cheltenham, GL52 6LT

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A prime opportunity to acquire a detached family home in a lovely plot just off Ryeworth Road, one of Charlton Kings most sought after addresses.

- Reception Hall
- Kitchen
- Sitting/Dining Room
- Study/Bedroom Five
- Master Bedroom with En Suite
- Guest Bedroom with En Suite
- Two Further Bedrooms
- Bathroom
- Off Road Parking
- Studio and Workshop

DESCRIPTION

Nestled within its own plot and gardens on this highly coveted road within a comfortable walk from Charlton Kings village and Balcarras school, the property is a superb detached modern family home. Spanning over 1800 Sq Ft, the current owners have enhanced the house to take advantage of the space on offer, making it a very comfortable home with excellent living and bedroom space ideal for family living.

The entrance hall introduces the reception space which is cleverly conceived to be partially open plan and to enjoy access to the garden, making it a wonderful area in which to entertain. The kitchen/dining room is a modern room with a range of fitted units and integrated appliances, a breakfast island divides the space to steps, that lead up to the sitting/dining room. This is a lovely and light room with two sets of doors leading directly to the garden, there are comfortable areas for sofas, and for a large table in addition to a study area that the current owners use as a home office.



On the first floor the bedroom space is excellent, with four double bedrooms. The master bedroom has built in wardrobes and an en suite bathroom. A guest bedroom also enjoys an en suite shower room whilst a family bathroom serves the remaining two bedrooms.

Of worthy note, the current owners have created a separate studio currently used as a large modern work space that can be utilised in a number of ways. The workshop is accessed from the studio.

OUTSIDE

Occupying one of the best positions on Ryeworth Road, Greenlea is set back from the road with a large frontage and driveway shared with just one other house. The whole setting is charming, peaceful and mature. The grounds are made up of an area of lawn to the front with parking and access to the studio and workshop. To the rear a lovely outside space has been designed to be easily maintained with an area of level lawn flanking a sun terrace and a further seating area ideal for al fresco dining. To the front of the house is a large area for parking. Of worthy note, close to the entrance to the house are the allotments of Charlton Kings, creating a real countryside setting with direct access to some of the best walks and bridle paths within the area.

SITUATION

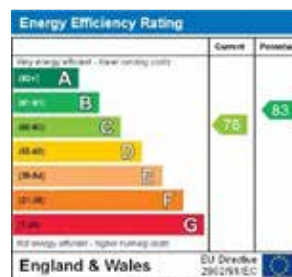
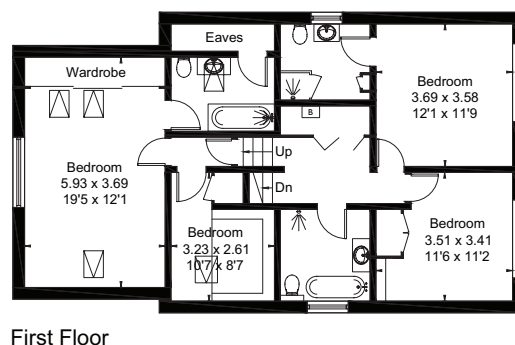
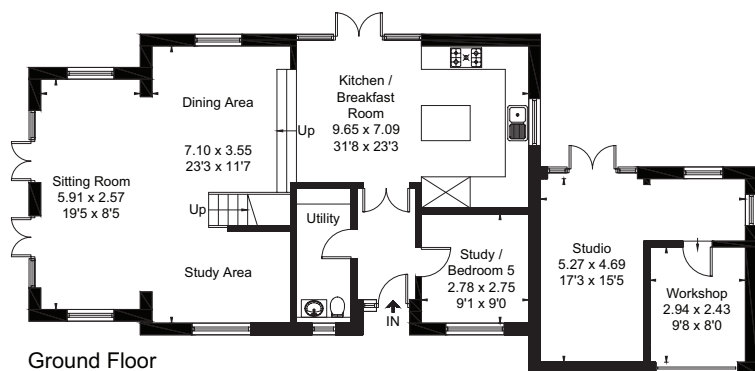
Ryeworth Road is one of Charlton Kings most highly regarded roads adjacent to the quaint village of Ham offering a rare balance of a semi-rural lifestyle yet within a short stroll of the shops, a wine bar, chemist, coffee shops and a well-stocked convenience store at Sixways and a little further to the amenities in the main village itself. There is an easy walking route to both the sought-after Charlton Kings Juniors and Balcarras secondary school in addition to Glenfall Primary, just five minutes by foot or bike from the house. 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 about 1.5 miles.

Services All mains services are connected
Local Authority Cheltenham Borough Council (01242) 262626



FLOORPLANS

Approximate Floor Area = 169.6 sq m / 1825 sq ft
Outbuilding = 25.0 sq m / 269 sq ft
Total = 194.6 sq m / 2094 sq ft (Including Eaves)



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