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HEATHCOTE

Haywards Lane, Cheltenham, GL52 6RF

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HAYWARDS LANE, CHELTENHAM, GL52 6RF

A detached four bedroom home on a lovely scale ideal for modern family living set in a lovely position on this sought after lane at the edge of the Battledown Approach, a short walk from the town centre.

- Reception Hall
- Sitting Room
- Kitchen/Family/Dining Room
- Study/Snug
- Laundry Room
- Two Bedrooms with En Suites
- Two Further Double Bedrooms
- Bathroom
- Parking for a number of cars
- Garden

DESCRIPTION

Heathcote is a contemporary detached home positioned in a quiet setting off Haywards Lane, a no through road close to the heart of Charlton Kings and just off Battledown approach. The layout is ideal for modern family living and the accommodation offers flexibility to be used as required.

Entrance is into a welcoming reception hall, with access to the cloakroom and the sitting room. This principal living area is generous in size and connects to the kitchen/dining room making it particularly family friendly. The kitchen itself is fitted with a range of modern units with ample space for a dining table next to doors that open to the terrace and garden. A snug/study to the front of the house completes the accommodation on this floor.

The bedrooms span the first and second floor. Two double bedrooms, both with en suites and built in storage, are set on the first floor along with a modern family bathroom and a utility/laundry rom.



Rising to the second floor, are two further bedrooms both of which have eaves storage.

OUTSIDE

Heathcote has a lovely rear garden which faces south west. Designed to be low maintenance yet a place to sit and enjoy, it has a raised terrace that connects to the kitchen, ideal for dining al fresco. To the front of the house there is a large driveway providing off road parking for a number of vehicles.

SITUATION

Heathcote forms part of pretty street scene on a no through lane just off Battledown Approach. This discreet spot is in the heart of everything yet is particularly private with very little vehicle traffic. The house is close to a lovely park, for walking and conveniently within strolling distance to both the sought after village of Charlton Kings and the town centre reached by foot in less than 15 minutes. Cheltenham is a fashionable and cultural town, playing host to several highly acclaimed festivals including, Music, Literature and Jazz. In addition to the cultural offering, Cheltenham has a wonderful restaurant scene and fashionable shopping. There are a number of Prep and Senior schools in both the state and a private sector that are a short walk from Heathcote, including Ashley Manor Prep, Berkhamstead, Holy Apostles C of E (opposite the lane to the house,) Balcarras and Charlton Kings, the two latter 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 maintained Charlton Kings status as one of the most sought after pockets of Cheltenham. For the commuter, access to main road is extremely easy with direct access to A40 to Oxford/London and the Cirencester Road to Swindon.

SERVICES

All mains services are connected

LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626 Tax Band D



HEATHCOTE, HAYWARDS LANE, GL52

Approx. gross internal area 1984 Sq.Ft. / 184.4 Sq.M.

Approx. gross internal area 2330 Sq.Ft. / 216.5 Sq.M. Inc. Restricted Height Area & Eaves Storage



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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Energy Efficiency Rating		Current	Potential
100-105	A		
81-100	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Net energy efficiency (total energy costs)			
			78
Net energy efficiency (total energy costs)			61
Net energy efficiency (total energy costs)			
EU Directive 2002/91/EC			
England & Wales			