

1 Little Ashley Court

Ryeworth Road, Charlton Kings, Cheltenham, GL52 6JY

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A superb modern townhouse offering contemporary living with lovely gardens, a carport and parking on this sought after road a short walk from Balcarras school.

- Reception hall
- Kitchen/Dining room
- Reception room
- Family room
- Study/Bedroom 5
- Utility room
- Cloakroom
- Principal bedroom with en suite
- Three further double bedrooms
- Two shower rooms
- Family bathroom
- Gated access
- Off road parking
- Carport
- Beautiful front garden

This modern home is set within a charming setting, elevated within its plot and designed to overlook its own gardens to the front. Built in 2006, the property has been finished to a high quality and is presented in immaculate order with accommodation that spans 1826 Sq ft over three floors.

The accommodation is well planned and considered, cleverly conceived to use every inch of its space in the most practical way akin to townhouse living. The raised ground floor contains a large entrance hall with the living space set out, with a reception room to one side and a study/bedroom 5 to the other. Also on this floor is a further bedroom and separate shower room.

On the lower ground floor is the kitchen/dining room with a range of modern units and integrated appliances, with double doors that lead out to a patio terrace with a wrought iron staircase that rises to join the gardens. Across the rear of the house is a wonderful family room which can also be used as another bedroom. A utility and cloakroom occupying the remaining space.



On the first floor, the master bedroom has an en suite bathroom with a range of fitted wardrobes along one wall. There are two further bedrooms that share a family shower room.

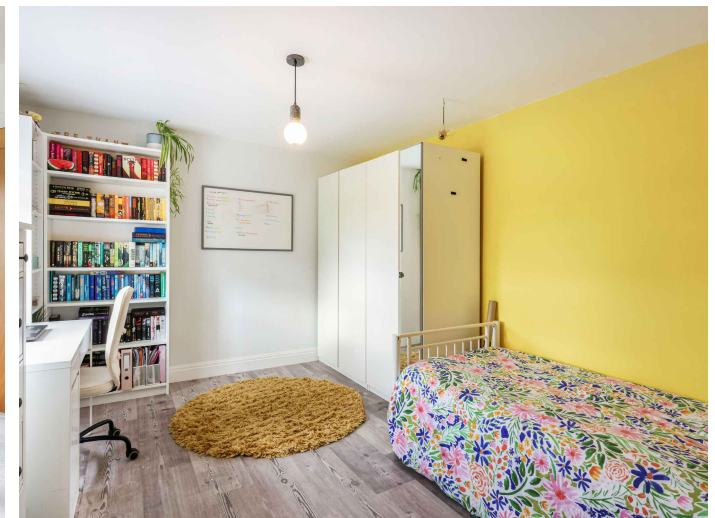
Outside:

Occupying a lovely position on Ryeworth Road, behind gated access, making it extremely private despite being so close to Sixways and the heart of Charlton Kings village. It is set back into the development and fronted with a large and mature garden that the house overlooks in a slightly elevated position.

Of worthy note, along Ryeworth Road there is access to 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 ten 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 only 3 miles away.

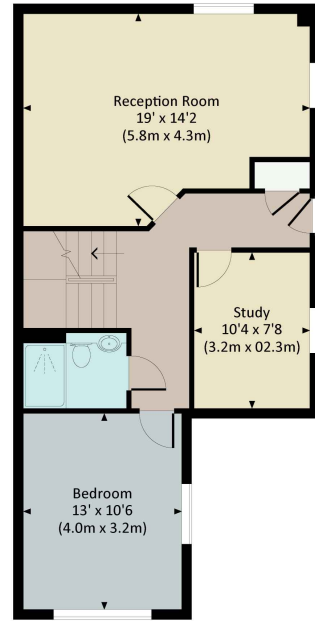


LITTLE ASHLEY COURT, RYEWORTH ROAD, GL52

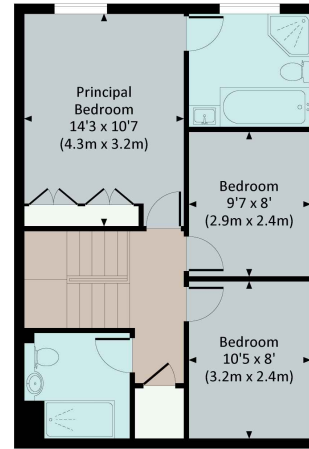
Approx. gross internal area
1826 Sq Ft. / 169.6 Sq M.



LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



All measurements are approximate and for guidance and illustrative purposes only.
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