



3 WHITEFRIARS COURT  
Ryeworth Road, Charlton Kings, Cheltenham

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RYEWORTH ROAD, CHARLTON KINGS, CHELTENHAM

*A prime opportunity to acquire a contemporary semi-detached family home which has been enchnaced and extended offering the most beautiful accommodation in a gated and private development in the heart of Charlton Kings.*

- Reception Hall
- Kitchen/Sitting/  
Dining Room
- Home Gym
- Wine/Reading  
Room
- Sitting Room
- Bedroom Four
- Shower Room
- Master Bedroom  
with En Suite
- Guest Bedroom  
with En Suite
- Bedroom
- Bathroom
- Off Road Parking

## DESCRIPTION

This contemporary home of absolute distinction is set within a gated and private setting within walking distance of everything on offer in Charlton Kings village. Built about ten years, the enclave is a prestigious development of its time and one recognised for its innovative contemporary homes that were designed to offer opulent accommodation with ample living space and bedrooms. The standard of finish is of the highest quality, yet the current owners have significantly upgraded and extended the house to create a luxurious feel with all modern commodities added for extra comfort. The result of which is the most beautiful, light filled home that would suit all genres and tastes.

Extending to over 2500 Sq ft, the accommodation is beautifully planned and styled, cleverly conceived to use every inch of its space in the most practical way. The ground floor contains a sitting room to the front of the house and in symmetry, a bedroom next to a shower room. Whilst the current owners use it as bedroom, this would make an excellent reception space if required. Across the rear of this level, and extending to over 41 ft, is arguably the most impressive part of the house, the open plan kitchen, breakfast room and family room, with sliding, fully glazed doors out to the terrace and garden. This wonderfully bright and contemporary room is



functional yet sociable and has a range of modern fitted SieMatic units and integrated appliances by both Siemens and Neff to one side, with a large central island unit overlooking the spacious dining and sitting area making it ideal for entertaining and family life alike. From here, glass doors open to a beautiful glazed room which is used as a wine/reading room with a custom made wine unit running along one wall which has been recently fitted. It seamlessly connects to the outside terrace and garden through sliding doors, allowing for this room to be used as a buyer requires. Also from the kitchen is a door into the gymnasium, which has been created from the garage. Of worthy note, underfloor heating runs throughout the entire ground floor, under the Mandarin Stone flooring.

The quality downstairs continues to the three bedrooms on the first floor. The principal suite is the most beautiful room, fitted with a range of units ideal for his and hers wardrobes and a luxury en suite with Mandarin Stone tiles and high quality fittings. A further bedroom has an en suite and bedroom three is adjacent to a family bathroom, all bathrooms have been fitted with Mandarin Stone marble tiles.

#### OUTSIDE

Occupying one of the best positions on Ryeworth Road, in the most discreet of settings 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 driveway for parking. The whole setting is charming, peaceful and mature. To the rear a lovely outside space has been designed to be easily maintained with an area of level lawn flanking a large patio terrace. 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.

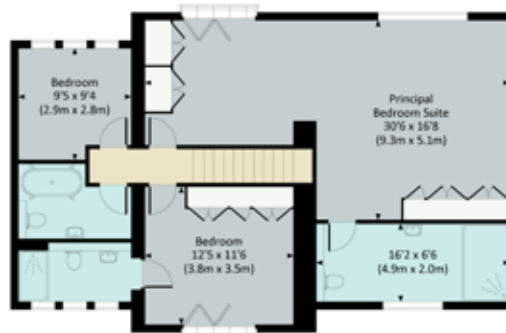


# WHITEFRIARS COURT, RYEWORTH ROAS, GL52

Approx. gross internal area  
2521 Sq Ft. / 234.2 Sq M.



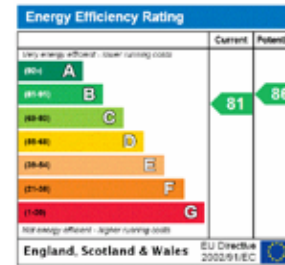
GROUND FLOOR



FIRST FLOOR



All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209



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