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KINGSLEY
EVANS

38 CHARLTON LANE

Cheltenham, GL53 9DX

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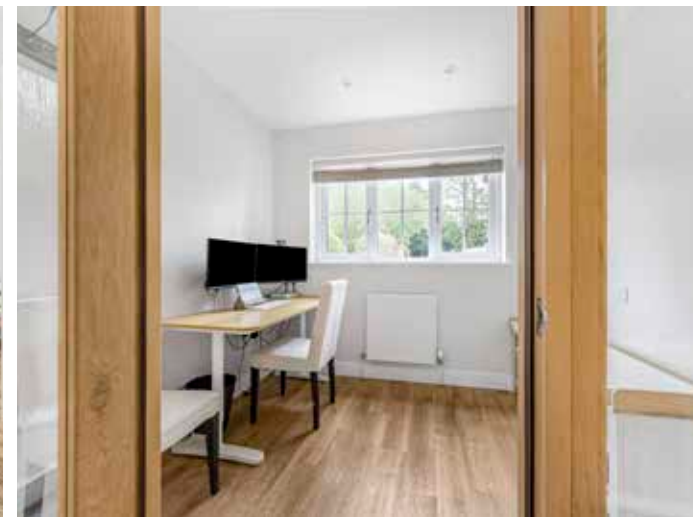
A modern detached family home on this sought after road with a mature and spacious garden, parking and a garage.

- Kitchen/Dining Room
- Sitting Room
- Study
- Utility
- Master Bedroom with En Suite
- Three Further Bedrooms
- Bathroom
- Lovely Gardens
- Parking
- Garage

DESCRIPTION

This excellent family home is situated at the top of Charlton Lane, within a walk of the Bath Road shops and excellent schools. Deceptively spacious, this modern home offers the contemporary interiors ideal for stylish living with the aesthetics to compliment the Edwardian style of its neighbourly properties. Internally, the accommodation is spacious and well planned, it extends over two floors and to 1760 square feet.

The entrance hall introduces the light and bright reception rooms with a home office to the front of the house that would also make an excellent playroom or snug if so required. To the rear of this floor, the principal reception space has been cleverly designed to be separate areas that interlink making this open plan space ideal for both families and entertaining alike. Off the hallway, double doors open to a sitting room which in turn opens to the large dining area that nestles under skylights and offers bi fold doors that open to the terrace and garden beyond. The kitchen itself is well appointed with a range of modern units and integrated appliances. A utility/cloakroom completes the accommodation and of worthy note, there is a door internally into the garage.



On the first floor the bedroom space is equally well planned. The master bedroom is a lovely room with views to the front, it has the benefit of double wardrobes and an en suite with under floor heating. Bedroom three shares the same view whilst two double bedrooms enjoy a vista of the rear gardens and hills beyond. All rooms share a modern family bathroom.

OUTSIDE

The entire plot is generous in size with a lovely garden to the rear, which is mature and large, laid to lawn with shrub borders flanking a patio terrace ideal for dining al fresco. The frontage to the property is spacious, offering a driveway for ample cars to park and access to the garage which also offers an internal door into the house.

SITUATION

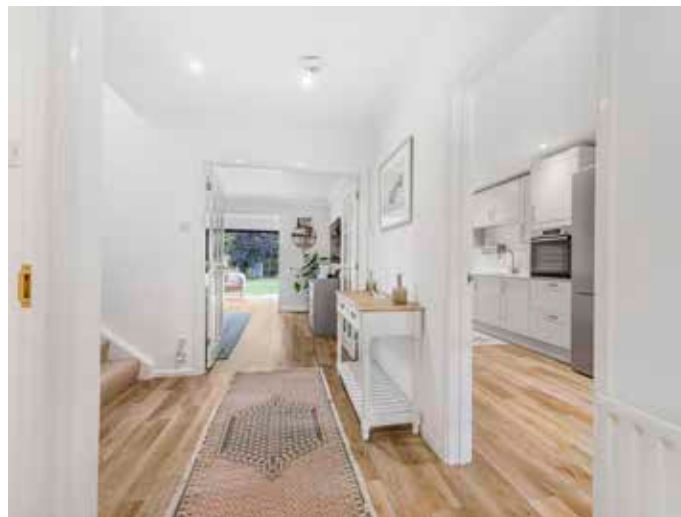
Charlton Lane is a long road merging Leckhampton Road to Greenhills Road, an area that is without doubt one of the most desirable and highly sought after pockets of Cheltenham. The appeal of the location is its proximity to the thriving Bath Road, as well as being in walking distance to the excellent primary schools within the Leckhampton area and the new Ofstead 'outstanding' rated High School. Whilst an extremely convenient location, it also offers quick access to some of the very best countryside within the area, Leckhampton Hill can be reached by foot in less than ten minutes. Also within a stroll is Cheltenham's fashionable shops, restaurants, and bars. Less than a hundred miles from London, Cheltenham nestles beautifully between the Cotswold Hills and the Wye Valley and is home to numerous prestigious schools including Cheltenham College, The Cheltenham Ladies' College, and Dean Close, owing to this, and the cultural lifestyle on offer, including playing hosts to several highly acclaimed festivals, it is now regarded as one of the best places to live and raise a family. For the commuter, this area is particularly well placed for both motorway access and the train station.

LOCAL AUTHORITY

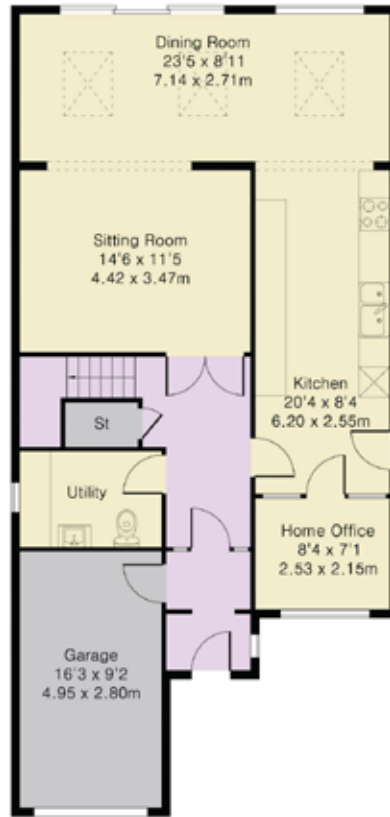
Cheltenham Borough Council
Council Tax Band E

SERVICES

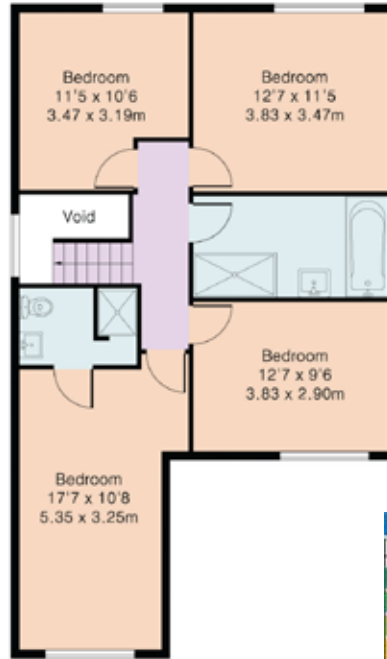
All mains services are connected



Approximate Gross Internal Area 1761 sq ft – 163 sq m
Ground Floor Area 1026 sq ft – 95 sq m
First Floor Area 735 sq ft – 68 sq m



Ground Floor



First Floor

