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EVANS

2 Langton Place
Charlton Kings, Cheltenham, GL53 8HW

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An excellent detached family home with a lovely garden, parking and a double garage in a private enclave in the heart of Charlton Kings.

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| • Kitchen/Breakfast room | • Guest bedroom with En Suite |
| • Dining room | • Three further double bedrooms |
| • Living room | • Family bathroom |
| • Conservatory | • Parking |
| • Cloakroom | • Double garage |
| • Utility room | • Southerly facing gardens |
| • Master bedroom with En Suite | |
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Langton Place is a small and exclusive development of just three executive homes and Number 2 is central to the enclave. Built and designed to offer practical accommodation, the build was highly regarded of its time providing wonderful living and bedroom space that extends to just under 2800 Sq ft, with a double garage and lovely westerly facing garden. The current owners have upgraded areas of the house, creating a superb family home ideal for modern living.

The entrance is on the ground floor via a glazed porch and into a hallway that introduces the reception space. Central to the floorplan, linking the principal spaces is the dining room that opens to both the living room to one side and the kitchen/breakfast room to the other. The kitchen itself is a more contemporary room, with a range of units and appliances, a central breakfast island divides the space with ample room for a table. Across the rear of the house, designed to overlook the gardens is a conservatory that also connects to the living rooms and the garden itself, merging the interiors to the outside. A utility room off the kitchen provides side access to outside and a WC completes the accommodation on this floor.



A staircase rises to the first floor and to a wonderful galleried landing giving access to the five bedrooms. The principal bedroom room has an en suite and dressing area, whilst the guest bedroom also has an en suite. A modern bathroom serves the remaining three double bedrooms.

OUTSIDE:

The gardens are a joy, mature and generous they face in a southerly direction and therefore the sun is in the garden the majority of the day with cool shade under the mature trees in the heat of the summer. The well-stocked borders, mature trees and planted boundaries provide privacy to the plot. To the front of the property is off-road parking for several cars and a double garage.

SITUATION:

Langton Place occupies a discreet position between Cirencester Road and Cudnall Street in the heart of Charlton Kings. A lovely and peaceful enclave made up of just three executive homes that are within a comfortable stroll into the heart of the village and to Sixways, with its range of amenities that include a general store, coffee shops, public houses, wine bar, doctor's surgery and a chemist. In addition is a footpath from adjacent, Brookway Road that leads directly to Lyefield Road West, offering a shorter walking route to the sought-after Charlton Kings Juniors and Balcarra's Secondary School. These two schools are widely known and extremely well reputed with Balcarra's recognised as being one of the top schools in the country. Cheltenham is home to a number of prestigious independent schools including St Edward's, Cheltenham College, The Cheltenham Ladies' College and Dean Close.

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. Cheltenham town itself is also within an easy walk, just one mile. It is home to excellent schools, fashionable shopping and a wonderful restaurant culture.



Approximate Gross Internal Area 2780 sq ft - 258 sq m

Ground Floor Area 1470 sq ft – 137 sq m

First Floor Area 1030 sq ft – 95 sq m

Garage Area 280 sq ft – 26 sq m

