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11 LITLEDOWN ROAD

Charlton Kings, Cheltenham, GL53 9LW



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CHARLTON KINGS, CHELTENHAM, GL53 9LW

*An excellent detached family home which is in the area of priority for both Balcarras School and The High School Leckhampton.*

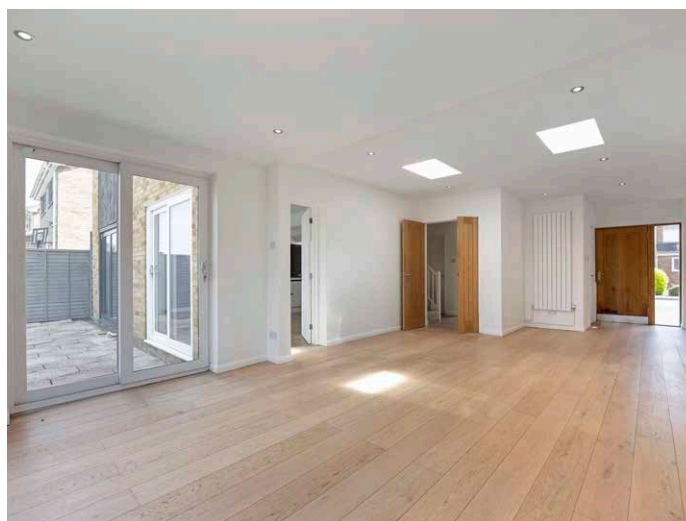
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- |                       |                 |
|-----------------------|-----------------|
| • Reception Hall      | • Sitting Room  |
| • Kitchen/Dining Room | • Four Bedrooms |
| • Family Room         | • Bathroom      |
|                       | • Cloakroom     |
- 

## DESCRIPTION

The properties on Littledown Road are recognised as excellent family homes, due to their practical accommodation, generous plot size and the proximity to Charlton Kings and Balcarras schooling. Another excellent feature of this property is the peaceful spot in which it occupies, backing on to the lovely open grounds of Old Pats Rugby with the back drop of Leckhampton Hill, yet only a short stroll to excellent schools, Bath Road shops and the town centre.

The house is approached by an entrance hall which connects the living rooms. The layout is conducive to modern family living as the principal family room opens to the kitchen/dining room, making it a lovely space in which to entertain. The kitchen itself appointed with a range of fitted units, integrated appliances and a breakfast bar that separates the room to an area for a dining table. A set of bi fold doors and further sliding doors open to the terrace and garden beyond. From here, a door opens to a large sitting room, which is a further generous space also with a set of doors linking outside to inside. A cloakroom completes the accommodation on this floor.

Formally presented as four bedrooms, the first floor has been reconfigured to create one large master suite from two bedrooms although this could easily be reinstated to allow for the rooms to be arranged as four bedrooms. There is a newly fitted luxury bathroom that serves these rooms.

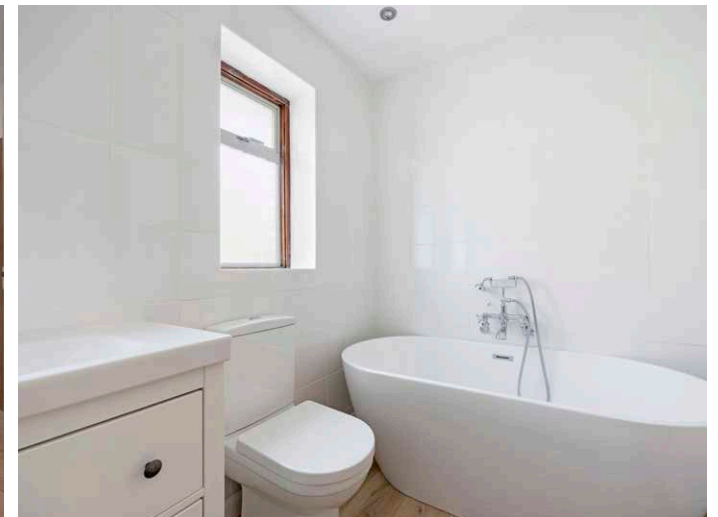
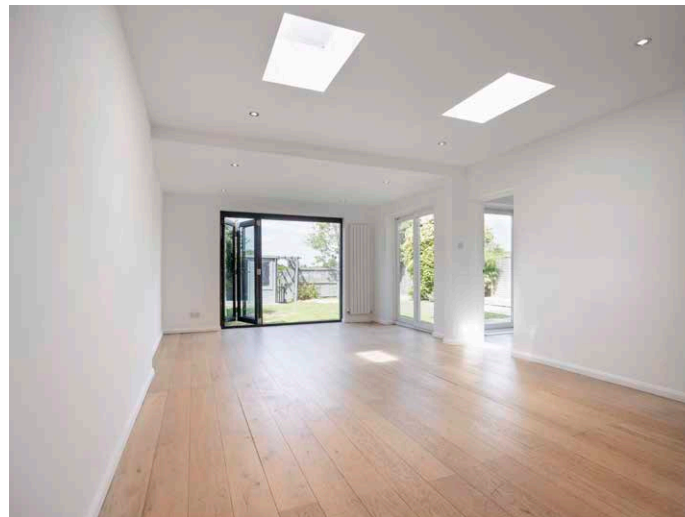


## OUTSIDE

The property is enclosed by a generous frontage which provides off road parking and access to the garage. To the rear, the gardens are an unexpected expanse of level lawn flanked by a patio terrace. However, it is the broader view of the rugby grounds and Leckhampton hill that make the setting so very special.

## SITUATION

Littledown Road is a sought after address where homes don't often come to the market. The road itself links old bath road to Sandy Lane, one of Cheltenham's finest residential addresses. With views from the rear of the house over the rugby grounds of Old Pats and to Leckhampton hill, it has the feel of a semi-rural setting yet close to both Cheltenham and Charlton Kings which are easily reachable by foot, bike or car. The village itself is considered one of the very best in Cheltenham, renowned for its exceptional local state schools, Charlton Kings Junior and Balcarras Secondary, for which the house falls into the catchment area, and its rich community spirit. Cheltenham offers a more extensive range of shopping and leisure facilities including East Glos Tennis Club and golf at The Lilleybrook, both just a short walk from the house. In addition to hosting several highly acclaimed festivals, Cheltenham is most known for its exceptional schooling with The Cheltenham Ladies' College, Cheltenham College, Dean Close and The Richard Pate Junior school all within a very short drive or stroll. The location of Littledown Road is idyllic for those seeking a rare balance of a countryside setting yet extremely close to culture, shopping and schools.





# 11 Littledown Road

Approximate Gross Internal Area = 158.2 sq m / 1703 sq ft

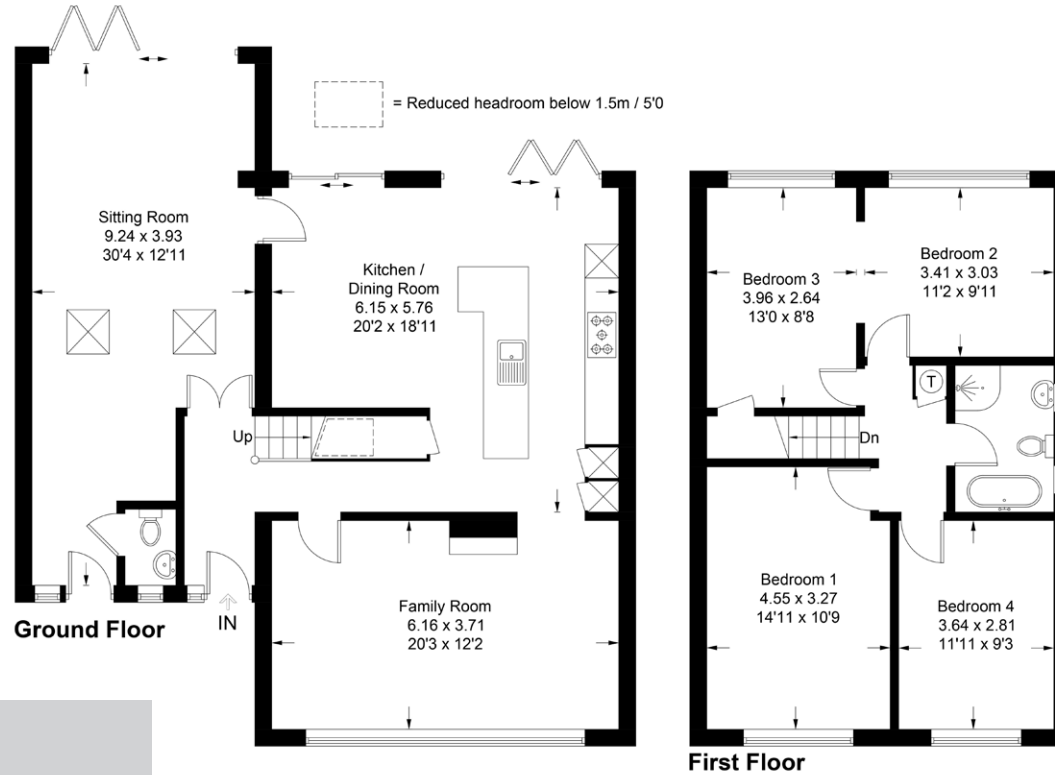


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