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10 HEARNE ROAD

Charlton Kings, Cheltenham, GL53 8RD

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A unique and modern single storey family home within large and private gardens with ample parking and a detached home gym/office. Ideally located in an extremely private spot in sought-after Charlton Kings within a short walk of Balcarras School.

- Accommodation
- Reception Hall
- Kitchen/Dining/Sitting Room
- Drawing Room
- Study
- Utility Room
- Master Bedroom with En Suite Bathroom
- Four Bedrooms
- Bathroom
- Shower Room
- Gated Driveway for Off Road Parking
- Outbuilding
- Gardens

DESCRIPTION

10 Hearne Road is an impressive and substantial family home that is nestled in its own large and private plot off Hearne Road, a short stroll from Balcarras School, Charlton Kings Juniors and the village of Charlton Kings. This unique home has been beautifully renovated and extended in recent years by the current owners who have created the most practical family home, that offers versatile living and bedroom accommodation on one level spanning 3000 sq ft. Whilst contemporary in finish and style, the house has a lovely local history as it is attached to The Hearne, a Victorian manor that is significantly noted in Charlton Kings. The drawing room that you see today was the former billiard room of the main house and as such, the ornate wooden paneling is a nod to its heritage along with the brick feature fireplace with a log burning stove and hidden storage/study space. The Drawing room also contains a sizeable bay window that is a feature to the façade. In symmetry, also with a feature bay window, is the magnificent kitchen/family and dining room. The heart of the house, this wonderful space opens to the garden by way of bi-fold doors and the vaulted ceiling



and lantern windows add volume and light to the room. Well appointed, the kitchen contains a range of high specification fitted units, appliances and a central island that allows for extra seating adjacent to a space for a large dining table. There is a generous study off the main hall and a third reception room, currently used as a guest bedroom, that has doors opening to the garden. Glass doors provide a natural divide between the living rooms and sleeping area with a central corridor providing access to the utility room and four further bedrooms. The principal suite consists of a bedroom with a walk in wardrobe, an en suite shower room and French doors to its own courtyard seating area. The remaining three bedrooms are served by a family bathroom with a walk-in shower cubicle and bespoke free standing oval bath.

OUTSIDE

The house offers an incredibly private plot, discreetly positioned and accessed through electric gates, revealing very little of the house and plot from the front. The driveway provides parking for several cars. The grounds surround the house; well established and mature they are a haven for families to play and a space to enjoy that is both tranquil and large. Within the garden is a detached outbuilding. Fully functioning, it is currently used as a gym but could make an excellent home office or studio room.

SITUATION

Hearne Road is a sought-after road within the priority catchment for both Balcarras and Charlton Kings Junior School. It is a well-regarded location in the heart of Charlton Kings, only a short stroll from the boutique shops at Sixways and those in the village centre to include a post office, well stocked shop, coffee shop, florist and pharmacy. This, the schools 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 4 miles away.

AGENTS NOTES

Services All mains services are connected, gas, electric, water and drainage.

Gas central heating.

Local Authority Cheltenham Borough Council (01242) 262626

Tax Band F

Freehold



10 Hearne Road

Approximate Gross Internal Area = 264.2 sq m / 2844 sq ft
Outbuildings = 57.6 sq m / 620 sq ft
Total = 321.8 sq m / 3464 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231097)

