

KINGSLEY EVANS

# The Lodge

Balcarras Road, Charlton Kings, Cheltenham, GL53 8QG

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*A rarely available and superb opportunity to acquire the most attractive, classic detached home on the prestigious Balcarras Road offering excellent potential within a glorious plot.*

- Reception Hall
- Sitting Room
- Dining Room
- Snug
- Kitchen/Breakfast Room
- Utility Room
- Principal bedroom with En Suite
- Three Further Bedrooms
- Bathroom
- Cloakroom
- Mature and Private Grounds
- Garage
- Store

## DESCRIPTION

Occupying the most peaceful and private of positions on this highly coveted road, this charming family home offers practical accommodation nestled within a beautiful and mature plot. The Lodge is a unique home that makes an immediate impression, conjuring up all the charm of New England. Whilst much treasured and immaculate, some of the rooms could benefit from some cosmetic enhancements.

The total internal area extends to over 2650 ft of flexible accommodation offering one level living in the principal layout with two bedrooms and a bathroom on the second floor. The orientation of the house within its plot allows for beautiful views over the front lawns from the bedrooms and living rooms. The wide entrance hall introduces the ground floor with a well-appointed kitchen and dining room and to the other side, a spacious sitting room, a snug and a garden room all face the front elevation and grounds. The two double bedrooms on the ground floor have the benefit of either an en suite shower or bathroom. There is also an ensuite shower room in the third double bedroom on the second floor. A cloakroom completes the accommodation on the ground floor.







The second floor comprises a principal bedroom with extensive built in storage and an en suite shower room, this lovely room extending to over 19 ft. There is a further room that the owner uses as an office with an attached storage room, which would make an excellent fourth bedroom and walk in wardrobe.

## OUTSIDE

The house offers an incredibly private plot in a tranquil setting. Nestled in its own delightful garden, the house is discreetly set behind mature hedging with a long drive that leads to the parking area and garage. The grounds are a particular feature and offer a wonderful setting to a home of this stature. Mature and private, the house has an expansive area of lawn to the front of the property. The grounds are exceptionally well planned and planted with mature specimen trees, herbaceous boarders and flower beds offering all round colour. A wonderful place for families to enjoy and play, with views from areas in the house reaching as far as Wisley Hill.

## SITUATION

Balcarras Road is a long lane made up of some of the best houses in Cheltenham. One of the very finest residential areas, and a highly coveted address, the property has easy access to some of the most beautiful walking countryside within this pocket of the village. It has the overall feel of a semirural setting, bordering open countryside, yet both Cheltenham and Charlton Kings are easily reachable by car, bike, or foot with quick motorway access to both the A417 and the A40 Oxford to London commute. The village itself is considered to be one of the best in Cheltenham, renowned for its exceptional local state schools, Charlton Kings Junior and Balcarras Secondary School, and its rich community spirit. There is a wide selection of day-to-day amenities available with excellent local shops in addition to several quality places to eat locally. Cheltenham offers a more extensive range of shopping and leisure facilities including East Glos Tennis Club and golf at The Lillybrook, both just a short drive 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 short drive. The location of The Lodge is idyllic for those seeking a rare balance of a countryside setting yet extremely close to culture, shopping and schools.

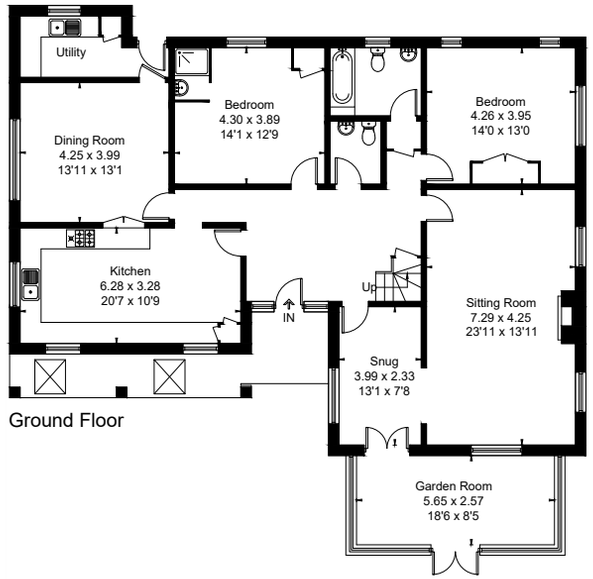




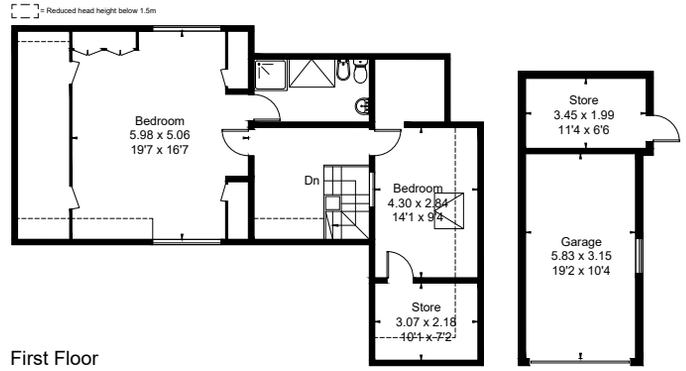


# FLOORPLANS

Approximate Floor Area = 250.5 sq m / 2696 sq ft
Outbuildings = 25.3 sq m / 272 sq ft
Total = 275.8 sq m / 2968 sq ft



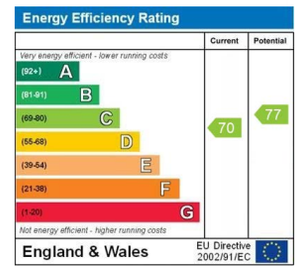

Ground Floor




First Floor




(Not Shown In Actual Location / Orientation)











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