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EVANS

1 Ledmore Road

Cheltenham, Gloucestershire, GL53 8RA



# 1 Ledmore Road

Cheltenham, Gloucestershire, GL53 8RA

*A wonderful family home in the Balcarras catchment area offering lateral accommodation, in a wonderful plot, with garaging and gated parking.*

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- |                          |                                 |
|--------------------------|---------------------------------|
| • Reception hall         | • Principal bedroom             |
| • Kitchen/Breakfast room | • Three further double bedrooms |
| • Sitting room           | • Family bathroom               |
| • Dining room            | • Garage                        |
| • Boot/Utility room      | • Ample parking                 |
| • Cloakroom              | • Outside office                |
|                          | • Set in over 0.25 acres        |
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A detached family home of superb proportions and excellent lateral accommodation, accompanied by a stylish finish with a modern design. The houses on Ledmore Road are recognised as wonderful family homes, due to their superbly balanced living and bedroom space, generous plot and its proximity to Balcarras and Charlton Kings Junior. Another excellent feature of this property is plot size which it occupies, standing at over 0.25 acres, with lapsed planning for a two-storey extension.

Nestled within a glorious plot the property sits centrally with gardens that encase the house. Entrance is via a hall that introduces the reception rooms on the ground floor. A generous sitting room, is set to one side of the house with a triple aspect view and to the other side of the hall is a formal dining room. Across the rear of the house is a kitchen/breakfast room which is well appointed with a range of modern units and appliances.

From here is access to a utility room/boot room and an internal door directly into the garage.





On the first floor the bedrooms are all double in size and all are served by a modern family bathroom.

#### Outside:

The grounds are beautifully mature and the house nestles centrally within its circa. 0.25acre plot. To the front there is parking for a number of cars and access to the garage. To the rear is an outside office, garden store and a covered area for outside dining.

#### Situation:

Ledmore Road is a sought-after no-through cul-de-sac lined with attractive homes. It is a peaceful and quiet location yet in the heart of Charlton Kings, only a short stroll from the boutique shops at Sixways and those in the village centre. The house offers a short walking route to both the sought-after Charlton Kings Infants and Juniors in addition to, Balcarras secondary school. These schools are widely known with Balcarras reputed for being one of the top schools in the country. 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. The location also has excellent access onto the A40 for Oxford and London and Cheltenham town centre is only 4 miles away.





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Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft  
(Including Garage)  
Outbuildings = 19.3 sq m / 208 sq ft  
Total = 178 sq m / 1916 sq ft

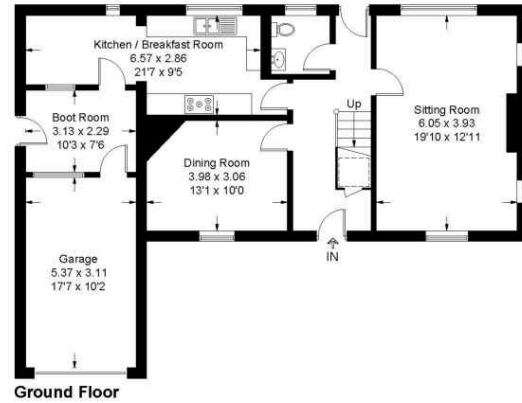
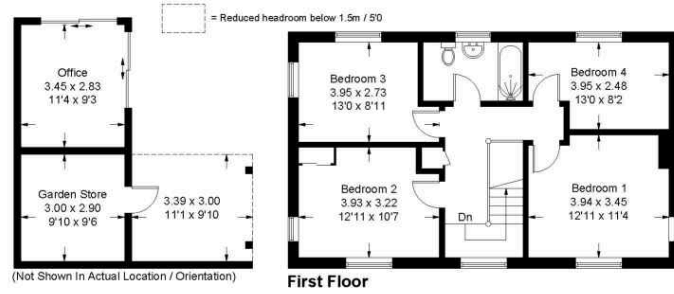


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