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EVANS**



4 Acomb Crescent

Charlton Kings, Cheltenham, Gloucestershire, GL52 6YH

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A superb detached home rarely found in this lovely enclave in the heart of Charlton Kings and within the priority catchment for Balcarras, Charlton Kings Juniors and Glenfall school.

- Entrance hall
- Sitting / Dining room
- Kitchen
- Cloakroom
- Four double bedrooms
- Family bathroom
- Parking
- Garage
- Front and rear gardens

Nestled within its own plot and gardens on this well-regarded enclave, within a comfortable walk from Charlton Kings village and the reputable Balcarras school, the property is a superb detached modern home. It is not often properties in this pocket come to the market, and this immaculately presented home spans over 1200 sq ft. The current owners have enhanced areas of the house to make it comfortable and inviting throughout its practical layout.

Entrance is gained through a reception hall with a cloakroom off and doors to the reception rooms. The kitchen is well appointed with a range of modern units, integrated appliances and a door giving side access. To the rear is the sitting/dining room which has been designed to overlook the gardens, with double doors that open to the raised terrace, an ideal spot to dine al fresco, with steps down to the lawn connecting the house to the outside space.

On the first floor the bedroom space is excellent, with four double bedrooms and a modern family bathroom.



Outside:

Forming part of this lovely enclave, number four occupies a slightly elevated position with parking to the side in front of the garage and an area of level lawn to the front of the house. To the rear, the garden is a lovely size, with well-established boundaries creating a sense of privacy.

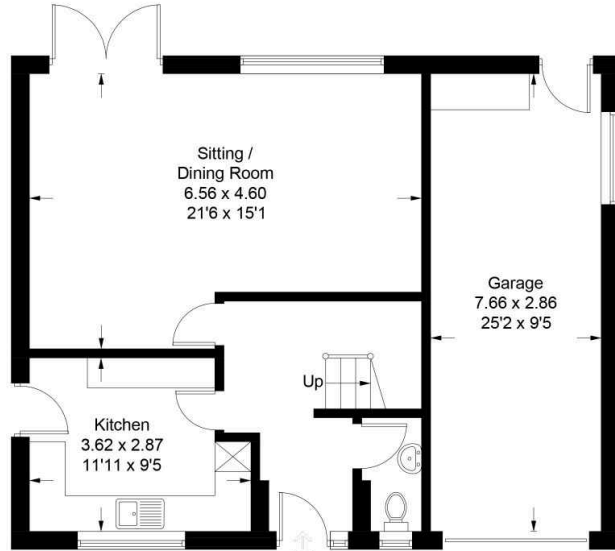
Situation:

Acomb Crescent is a lovely enclave found off Glenfall Way, a well-regarded address that occupies a quiet and tranquil position, in the parish of Charlton Kings. The road itself links the London Road to the village of Ham, offering a rare balance of a semi-rural lifestyle yet within a short stroll of the shops, a wine bar, chemist, coffee shops and a well-stocked convenience store at Sixways and a little further to the amenities in the main village itself. There is an easy walking route to both the sought-after Charlton Kings Juniors and Balcarras secondary school in addition to Glenfall Primary, just five minutes by foot or bike from the house. 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 c1.5 miles away.

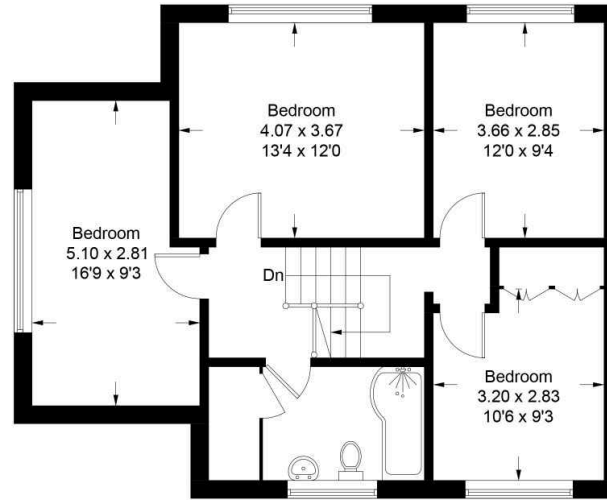


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Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft
 Garage = 21.9 sq m / 236 sq ft
 Total = 138.7 sq m / 1493 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235535)

