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EVANS

2 LYEFIELD ROAD

Charlton Kings, Cheltenham, GL53 8HA

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A modernised detached family home set in lovely gardens with ample parking on this sought after road in the heart of Charlton Kings village.

- Reception Hall
- Kitchen
- Dining Room
- Sitting Room
- Snug
- Cloakroom
- Utility/Cloakroom
- Four Bedrooms (one with en suite)
- Bathroom
- Garden
- Parking

DESCRIPTION

An excellent detached family home with modernised interiors positioned on this highly coveted road within a short stroll of Charlton Kings village and Balcarras school. The current owners have made significant improvements throughout the property resulting in a beautifully finished, modern family home. The accommodation spans circa 1700 Sq Ft with a practical floorplan that this era is so well regarded for.

The layout offers generous rooms with a lovely flow throughout the two floors. The hallway, introduces the ground floor living space. To one side of the hall, kitchen dinner runs the depth of the house, the kitchen itself is well appointed with contemporary units and integrated appliances. Double doors open to a dining room with sliding doors out onto the terrace and garden beyond. Across the rear of the house, the sitting room enjoys views over the gardens and hills beyond. This lovely space has a log burning stove as a focal point. There is a further reception room which makes an excellent snug or home office in addition to a utility room with a cloakroom.



On the first floor, there are four double bedrooms, the principal bedroom has an en suite shower room. A contemporary bathroom serves the remaining three bedrooms.

OUTSIDE

Much of the charm of this excellent family home is the lovely plot in which it is positioned. The gardens lie to the rear, an area of level lawn flanks a patio terrace, lovely spot to dine al fresco with far reaching views. There is side access with excellent storage for bins and garden equipment. To the front, the new block paving driveway offers plenty of off road parking.

SITUATION

Lyefield Road is a highly sought after pretty period homes making the street scene one of delightful character. In the heart of the village, and within a short stroll of the boutique shops at Sixways, in addition to an independent coffee shop, chemist, well stocked shop and florists opposite the house on, Lyefield Road. The house offers a short route by foot to both the sought-after Charlton Kings Juniors and Balcarras secondary school. These two 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.

SERVICES

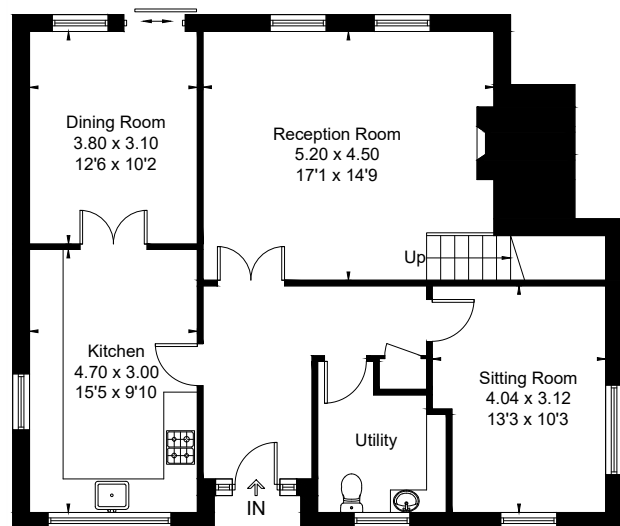
All mains services are connected

LOCAL AUTHORITY

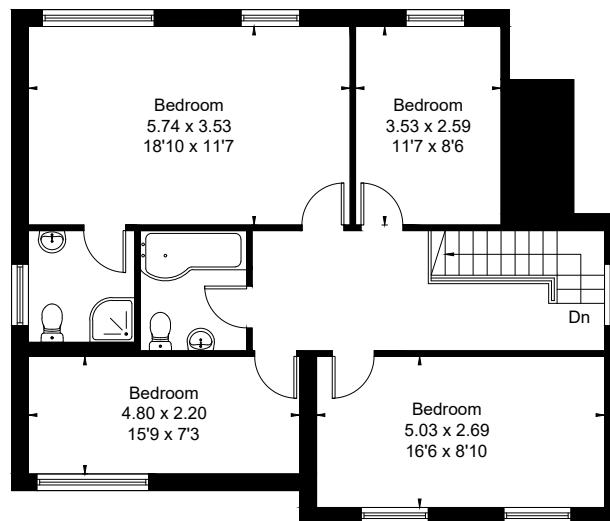
Cheltenham Borough Council (01242) 262626



Approximate Floor Area = 158.9 sq m / 1710 sq ft



Ground Floor



First Floor

AWAITING EPC

