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KINGSLEY
EVANS

2 HAYWARDS ROAD

Charlton Kings, Cheltenham, GL52 6RH

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An attractive, substantial and well-planned family home nestled in a lovely plot on this sought-after road in the heart of Charlton Kings, a close walk to both the village centre and its excellent schools.

Ground Floor:

Sitting Room • Dining Room • Office
• Shower Room

Lower Ground Floor:

Family Room • Snug • Kitchen/Dining Room

First Floor:

Three double Bedrooms • Bathroom

Second Floor:

Bedroom/Dressing Room

Outside:

Enclosed Rear Garden • Off Road Parking

DESCRIPTION

A substantial and immaculately presented semi-detached villa and one of the largest on this highly sought-after road just a short stroll from Charlton Kings village and Balcarras school. This classic Victorian home offers excellent living and bedroom space that spans over four floors of well-planned accommodation. Beautifully maintained over the years, the interiors are modern and stylish, giving this character home a more contemporary feel.

A wide and welcoming hallway introduces the living rooms on the raised ground floor with a double reception room, comprising a sitting room to the front with the classic, feature bay window and fireplace and an archway that opens to a dining room or snug, also with a fireplace and views over the garden. To the rear of this floor is a home office, also enjoying a lovely garden vista, in addition to a shower room.



The lower ground floor is home to the wonderful and contemporary family space. To the front is a sitting room with a feature bay window and behind this is the informal snug. Across the rear of the house is the open plan kitchen and dining room with doors leading to the terrace and garden. As with any of the best homes, this entire area is the heart of the house, ideal for entertaining and family life. The kitchen itself is fitted with a range of handmade units and integrated appliances; there is a breakfast island and ample space for a large dining table. Off here is a utility room and adjacent is a cloakroom.

The bedrooms are arranged over the first and second floor. The master bedroom, with fireplace, is set to the front of the house with two further bedrooms, sharing the family bathroom. On the second floor is a large bedroom which is currently used as a dressing room.

OUTSIDE

Occupying a prominent position on this highly sought after road, the property is fronted with a large driveway providing off road parking for several cars. The gardens are set to the rear of the house, an unexpected expanse of lawn, which is rare to find living so close to both the centre of Charlton Kings and the heart of Cheltenham.

SITUATION

Haywards Road is charming, a pretty street scene that is made up predominantly of attractive Victorian and Edwardian Homes. Nestled just off London Road and within a five-minute stroll of Sixways, this older part of Charlton Kings village has become composition over recent years with the addition of a wine shop and bar, coffee shops, a hairdresser, chemist and boutique shops. A little further is Copt Elm Road which allows a quiet and scenic walk to both 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. In addition, there are several Prep and Senior schools including Ashley Manor and St Edwards, Berkhamstead and Cheltenham College all within walking distance. This, and the vibrant community on offer, has maintained Charlton Kings status as one of the most sought after pockets of Cheltenham. For the commuter, access to main road is extremely easy with direct access to A40 to Oxford/London and the Cirencester Road to Swindon

LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

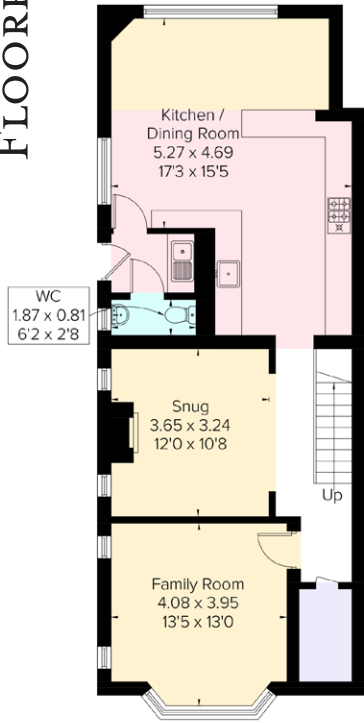
SERVICES

All mains' services are connected

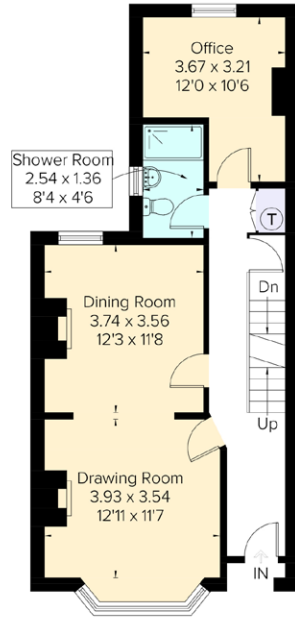


FLOORPLANS

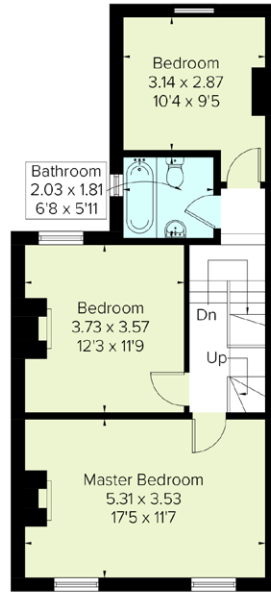
Approximate Area = 212 sq m / 2282 sq ft
Including Limited Use Area (7.7 sq m / 83 sq ft)



Lower Ground Floor

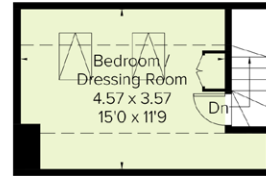


Ground Floor



First Floor

= Reduced head height below 1.5m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		52	73
		EU Directive 2002/91/EC	



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