



12 LYEFIELD ROAD WEST

Charlton Kings, Cheltenham, GL53 8HA

12 LYEFIELD ROAD WEST

CHARLTON KINGS, CHELTENHAM, GL53 8HA

A chalet style detached home in a private setting in the heart of Charlton Kings village a stroll from Balcarras, Charlton Kings Juniors and the village centre

- A detached home
- Three bedrooms including two on the ground floor
- A ground floor bathroom
- A large sitting room
- Separate dining room
- Kitchen
- Gated access
- Ample off road parking and a private setting
- Heart of village location

A PRIVATE SETTING OFFERING GREAT POTENTIAL

Nestled in a private plot, not visible from the road, this excellent detached chalet style house is set in the heart of the Charlton Kings, a short stroll from Balcarras school and everything on offer in this vibrant village. The property has been lovingly maintained over the years and whilst perfectly habitable there is scope for cosmetic enhancements and subject to the necessary consents, could be reimagined with contemporary living in mind, should a prospective owner wish.

GROUND FLOOR

The accommodation is deceptively spacious and offers great scope to reimagine and remodel to suit a buyer's requirements.

The current layout is versatile and extends to over 1450 sq ft. A wide hallway introduces the reception rooms, to the left is a spacious sitting room that accesses the outside for indoor outdoor living. A separate more formal dining room is adjacent and opens to the kitchen.

A utility room with its own external entrance adds practicality.

Two bedrooms are positioned on this level away from the reception rooms. The master room with fitted wardrobes and a further bedroom share a family bathroom.

FIRST FLOOR

Upstairs, there is a further bedroom with a cloakroom and eaves storage.



OUTSIDE – LOW MAINTENANCE LIVING

The gardens have been designed for easy living in mind. Laid to patio, it is a mature outside area that is extremely private.

Accessed via gates, the property is positioned to the end with parking for several cars.

LOCATION

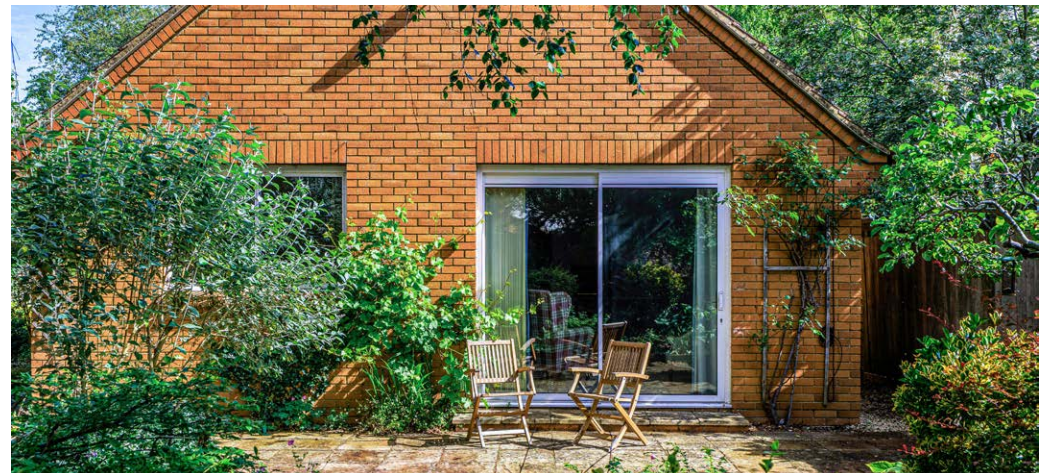
Homes in Charlton Kings are a rare find, particularly property that allows for scope to improve and redesign. Nestled on this lovely road, in the heart of the village, it is within a short stroll of the boutique shops at Sixways, in addition to an independent coffee shop, chemist, well stocked shop and 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.

ADDITIONAL INFORMATION

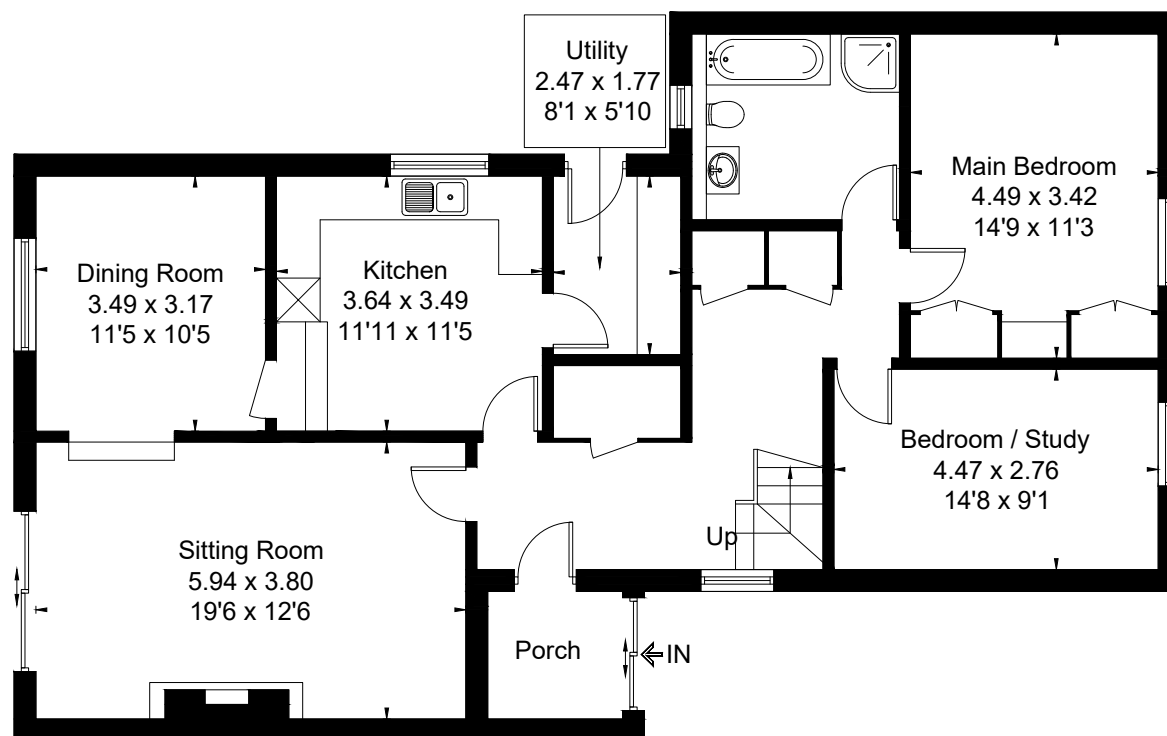
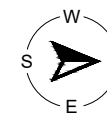
Services All mains services are connected

Local Authority Cheltenham Borough Council (01242) 262626



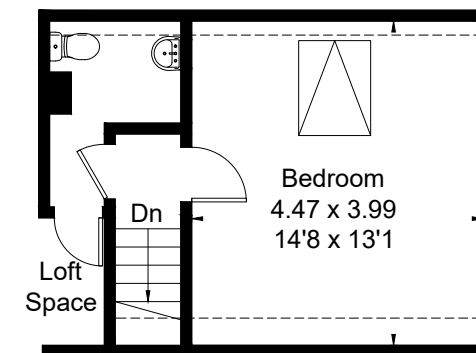


Approximate Floor Area = 137.3 sq m / 1477 sq ft



Ground Floor

[] = Reduced head height below 1.5m



First Floor