



25A CHARLTON LANE

Cheltenham, GL53 9DT

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*A modern detached bungalow on this sought after road
with a mature and spacious garden, parking
and a garage.*

- A detached bungalow
- Three bedrooms
- A large sitting room
- Conservatory
- Kitchen/dining room
- Ample off road parking and a private setting
- Garage with store/hobby room over
- Leckhampton village setting

A PRIVATE SETTING

Nestled in a private plot, not visible from the road, this excellent detached bungalow is set in Leckhampton village, a stroll from the vibrant Bath Road shops. Built in more recent years, the property offers modern living with practical accommodation that extends to over 1250 sq ft set within a private plot with parking and a garage with studio over.

GROUND FLOOR

A wide hallway introduces the reception rooms, to the right is a spacious sitting room that accesses the outside for indoor outdoor living. A kitchen is adjacent, well-appointed with a range of fitted units, integrated appliances and ample space for a large dining table. Double doors open to a conservatory, which overlooks the garden.

There are three bedrooms and a bathroom, the principal room has the benefit of an en suite shower room.

OUTSIDE – LOW MAINTENANCE LIVING

Positioned at the end of the driveway which leads to off road parking the property is beautifully private and barely visible from the road. The entire plot is spacious, designed with easy maintenance in mind, it is a mature outside area that is extremely private.

GARAGE AND STORE

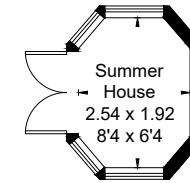
Adjacent to the house is a detached garage with a store room over that would make an excellent studio or hobby room.

LOCATION

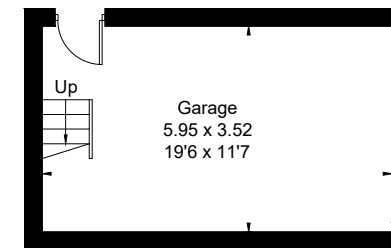
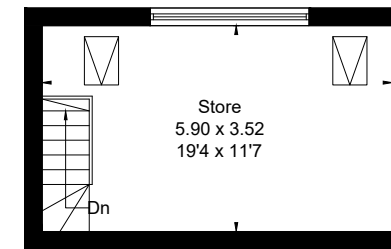
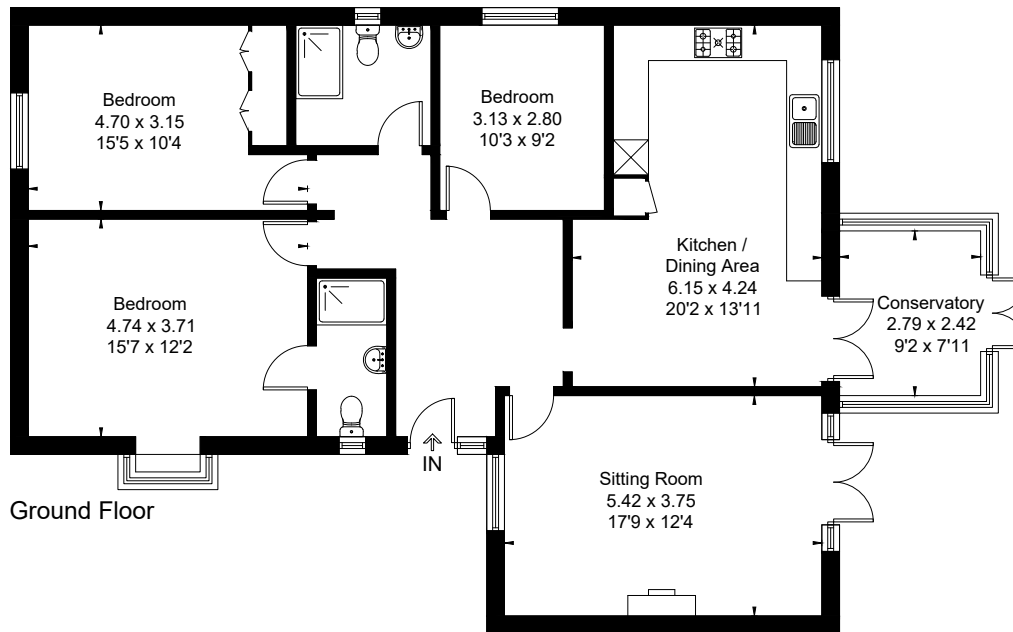
Charlton Lane is a highly coveted address, and the setting of the house falls between two of Cheltenham's most sought after parishes, Charlton Kings and Leckhampton, an area that is without doubt one of the most desirable and highly sought after pockets of Cheltenham. The appeal of the location is its proximity to the thriving Bath Road and the village of Charlton Kings, which is famed for its exceptional schools, Balcarras and Charlton Kings Juniors, in addition to the property being within a short walk of Leckhampton High School and Leckhampton Junior School. Whilst an extremely convenient location, it also offers quick access to some of the very best countryside within the area, Leckhampton Hill can be reached by foot in less than ten minutes. Also within a stroll is Cheltenham's fashionable centre.



Approximate Floor Area = 119.2 sq m / 1283 sq ft
 Outbuildings = 46.1 sq m / 496 sq ft (Including Garage)
 Total = 165.3 sq m / 1779 sq ft



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual Location / Orientation)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		83 B	83 B