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Heron House

27 School Road, Charlton Kings, Cheltenham, GL53 8BG

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An attractive detached family home with lovely gardens in a quiet spot to the edge of sought-after Charlton Kings within a walk of Balcarras and Charlton Kings Junior School

- Reception hall
- Sitting room
- Kitchen/Breakfast room
- Dining area
- Office
- Utility room and Cloakroom
- Principal bedroom with en suite
- Guest bedroom with en suite
- Two further bedrooms
- Dressing room/Bedroom 5
- Family bathroom
- Private gardens
- Double garage and parking

It is rare to find detached family homes of this scale in such a quiet position within this highly coveted village and Heron House offers an excellent combination of substantial family accommodation within a large and private plot. The current owners have been in residence for over 24 years enhancing it and beautifully maintaining both the exterior and interior, they have created the most immaculately presented family home that extends to over 2800 Sq Ft.

Set over two floors, with an internal double garage, the floorplan offers practical accommodation with each room providing excellent proportions and garden access or views. The welcoming and light filled entrance hall introduces the reception space and opens to the partly glazed dining room, which acts as an integral point for the principal rooms to connect. To one side is the sitting room, extending to over 24 ft, this lovely space which enjoys an outlook and access to the terrace and gardens, with a fire as a feature. To the other side, is the kitchen/breakfast room. As with any of the best family homes, this is the heart of the house set to the rear with direct access and views over the garden.



Arranged in a more open plan style with an excellent range of units and integrated appliances with an adjacent utility room and cloakroom with access to the side garden.

The staircase rises to the first floor and a galleried landing with the bedrooms elegantly set off. There are five good-sized bedrooms. The principal bedroom, with an en suite, has been adapted to open to bedroom five, which is used as a dressing room to the principal suite however, this would easily revert back to a bedroom should a new owner require.

A guest bedroom also has the benefit of an en suite. A modern family bathroom serves the remaining two double bedrooms, both of which have fitted wardrobes.

Outside:

Set in grounds of circa 0.25 acres, which is rare for Charlton Kings, the property is positioned discreetly into its plot. To the front, there is ample off road parking and a double garage. To the rear is a lovely area of level lawn with mature borders and trees, although arranged to be easily maintained, it is a pretty garden. The entire plot has a real sense of privacy.

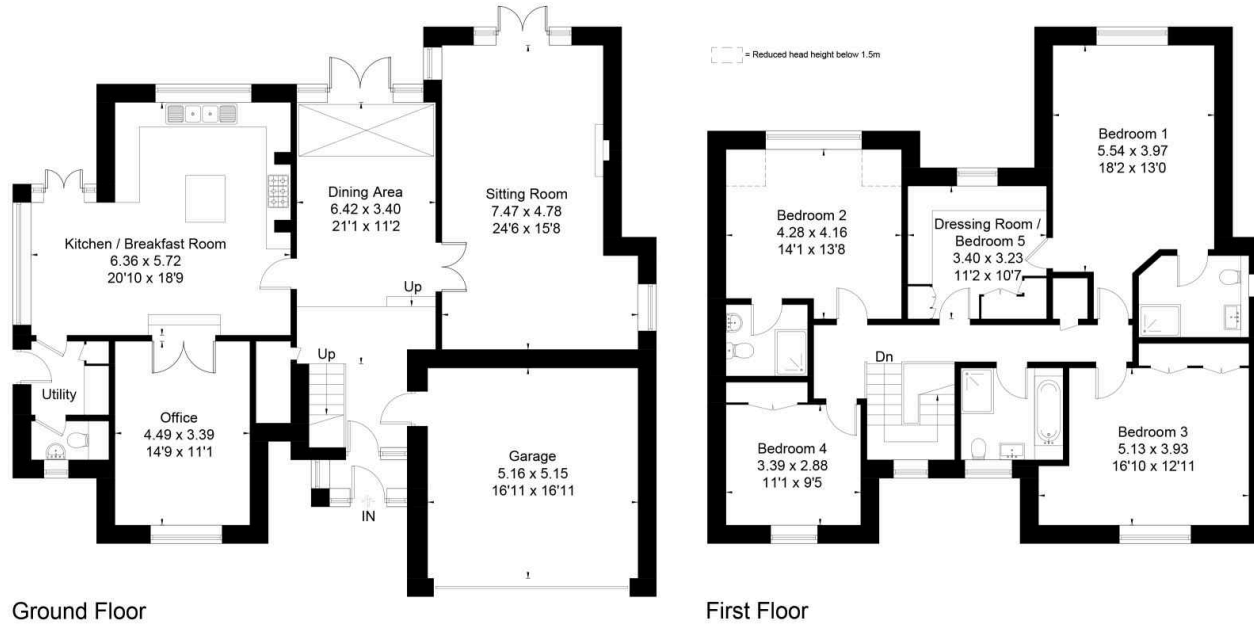
Situation:

School Road is an incredibly special lane discreetly tucked away in the heart of Charlton Kings. A quiet road with very little vehicle or foot traffic, it is lined with attractive homes running down to a ford, making the street scene one of delightful character. It is a peaceful location, in the heart of the village and within a short stroll of the boutique shops, a pharmacy, coffee houses, a well-stocked shop and wine bar at Sixways and those 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 under 3 miles away.



FLOORPLANS

Approximate Floor Area = 264.5 sq m / 2847 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105809



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	74 C	77 C
39-54	E		
21-38	F		
1-20	G		