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EVANS



BWS

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65 HALES ROAD
Cheltenham, GL52 6SR

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CHELTENHAM, GL52 6SR

An attractive and substantial classic Victorian home beautifully modernised and extended with a pretty garden, garage and parking, a short walk from excellent schools, parks and the town centre.

- Reception Hall
- Sitting Room
- Family Room
- Kitchen/Family/Dining Room
- Cloakroom
- Three Bedrooms
- Bathroom
- Principal Suite with En Suite Shower Room
- Parking
- Garage
- South West facing Garden

DESCRIPTION

A superbly located semi-detached home offering generous, light and well-proportioned accommodation arranged over three floors. The house is immaculate and beautifully presented, with charming features that the current owners have continually improved and enhanced, cleverly blending the original details with a modern style by using contemporary fittings that complement the qualities of its Victorian era.

The layout is of a classic townhouse, yet a modern extension has added significant volume, light and square footage to the ground floor. The double reception room to the front of the house, enjoying a classic bay window and wood burning stove, is a lovely space that combines to create two sitting rooms. Across the rear of the house is the kitchen, dining and family room, open plan in style this is the heart of the house, ideal for family life and entertaining alike. Arranged as a large kitchen, with a range of excellent units and integrated appliances, opening to a family and dining room with doors that lead to the terrace and garden. A cloakroom completes the accommodation on this level.



Four bedrooms span the upper floors with three bedrooms and a contemporary bathroom on the first floor and the principal bedroom on the second floor. Converted in recent years, this wonderful master room has excellent built in storage and a lovely en suite shower room.

OUTSIDE

It is rare living so close to town to find the garden and plot size that this home offers. Occupying a corner position on the road, it offers a larger than average garden, a garage and parking. The gardens have been designed as a place to enjoy yet easy to maintain with a large terrace and level grounds that enjoy a south westerly face aspect.

SITUATION

Hales Road is a lovely address that has become increasingly popular in recent years. The appeal of this central location is its proximity to the village of Charlton Kings and the town centre, with Sandford Park and The Lido reached by foot in less than ten minutes. The addition of a local and highly acclaimed Boulangerie just moments from the house and the excellent schools within a short walk, including Holy Apostles C of E, Berkhamstead Junior School and Ashley Manor Prep has made this a hub for local families. Beautiful parks and Cheltenham's town centre are within a stone's throw making this location one of ease for all genres. For the commuter, access to main road is extremely easy with direct access to A40 to Oxford/London and the Cirencester Road to Swindon.

SERVICES

All mains' services are connected

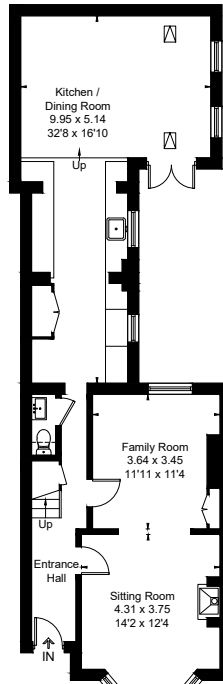
LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

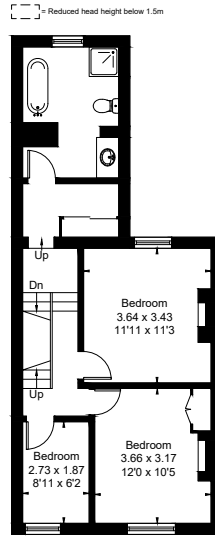


FLOORPLANS

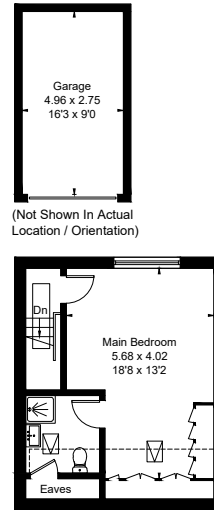
Approximate Floor Area = 159.2 sq m / 1714 sq ft (Including Eaves)
 Garage = 13.6 sq m / 146 sq ft
 Total = 172.8 sq m / 1860 sq ft



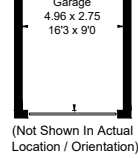
Ground Floor



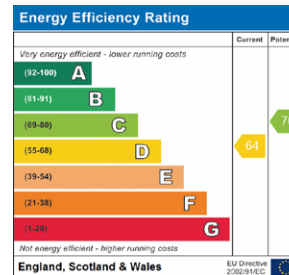
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



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