



151 CIRENCESTER ROAD

Charlton Kings, Cheltenham, GL53 8DB

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A classic Victorian family home significantly renovated, extended and remodelled in recent years, nestled within beautiful gardens and the most spacious plot.

- A semi-detached family home
- Contemporary finish
- Quality specification
- Four bedrooms
- Three Bath/Shower Rooms
- A snug/home office
- Stunning open-plan kitchen/dining/living space
- Separate sitting room
- Dining room
- Excellent natural light
- Private, off road parking
- Spacious plot and large gardens
- Charlton Kings village location

A PERIOD HOME WITH MODERN INTERIORS

A striking family home on this sought after road within a short stroll from both the village of Charlton Kings and the well regarded Balcarras school. The current owners have extended and re-modelled the house with a contemporary approach, the result is a beautifully finished home that is light-filled, spacious, and effortlessly practical, perfectly suited to modern living.

GROUND FLOOR

The entrance hall introduces the ground floor accommodation including a formal sitting room to the front elevation with the classic feature bay window and log burning stove. At the heart of the home lies the stunning, kitchen/dining/living space. Bathed in natural light from its dual aspect, skylights, and bi fold doors, this room seamlessly connects indoor and outdoor living. Designed for both everyday life and entertaining, it features:

- A high-quality range of fitted cabinetry
- Fitted Appliances
- Direct access to the terrace and garden
- Large breakfast Island with seating

From here, double doors open to a formal dining room which also has a door from the hallway. A shower room completes the accommodation.

The lower ground floor has been refurbished to create a versatile room that the owners use as snug/home office.



FIRST FLOOR

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, all double in size with the original feature fireplaces. A modern family bathrooms serves the rooms.

SECOND FLOOR

The principal bedroom with en suite shower room and built in storage.

OUTSIDE – SPACIOUS GARDENS

The garden is set to the rear and is particularly large, the original plot size so rarely found living so close to the centre of Charlton Kings. Divided into two distinct areas, with a large patio and pergola for outside dining flanking a large area of level lawn that joins a further garden which is home to vegetable beds. To the front of the house is parking for two cars and side access to the garden.



LOCATION

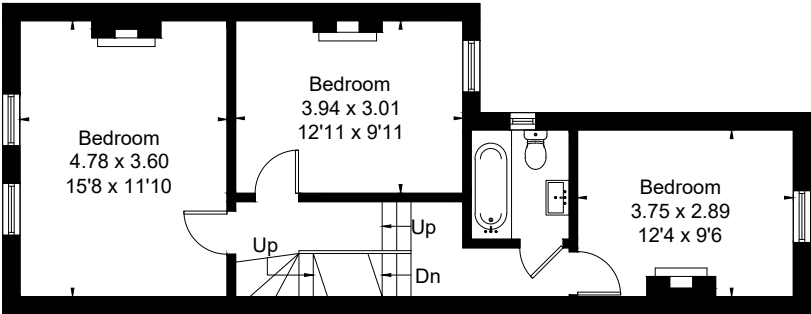
Charlton Kings is without any doubt, one of the most desirable places to live in Cheltenham, regarded so highly for its nationally renowned State Secondary school, Balcarras and Charlton Kings Primary. Number 151 is set opposite a park garden and within a stroll of the excellent amenities both in the village itself and in Sixways, including coffee shops, a Doctor's Surgery, two supermarkets and an excellent choice of eateries, to name but a few. Cheltenham is within c3 miles, offering a cultural centre that plays host to many highly acclaimed festivals throughout the year. It is also well known for its excellent café culture, restaurants and a fashionable Promenade of high street and boutique shops. In addition, it is home to a number of prestigious schools including The Cheltenham Ladies' College, Dean Close, Cheltenham College, and Ashley Manor Prep and St Edwards Senior, with the latter being within a walk from the property. For the sporting enthusiast, Lilley Brook Golf Club is within a walk of the property and adjacent to this is the Hilton Hotel which offers memberships for its Gym and Spa. This location is also ideal for the commuter, positioned within ten minutes to access the A417 and a little further to M4 Swindon corridor, with fast trains to London, less than an hour, from both Kemble and Swindon.

A HOME TO SUIT EVERY LIFESTYLE

A turn key home designed for comfortable living with the charm of a period building yet the convenience of a modernized and beautifully styled finish.



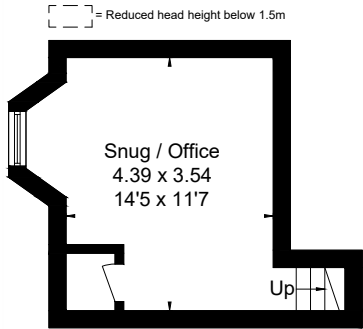
Approximate Floor Area = 184.1 sq m / 1982 sq ft
(Including Eaves)



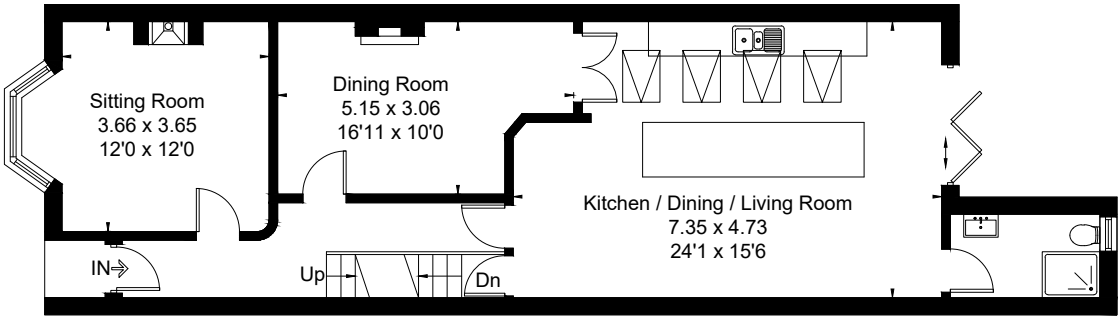
First Floor



Second Floor



Lower Ground Floor



Ground Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		