



36 BROOKWAY ROAD

Charlton Kings, Cheltenham, GL53 8HD

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A detached four bedroom home in a quiet setting in the heart of Charlton Kings, a stroll from Balcarras, Charlton Kings Infants and Juniors and the village centre.

- A detached home
- Four bedrooms
- A large sitting room
- Open plan kitchen, dining, and family room
- Delightful and mature gardens
- Off road parking
- Garage
- Quiet, no through road
- Priority catchment area for Balcarras School, Charlton Kings Infants & Juniors
- Heart of village location
- No onward chain

AN EXCELLENT HOME OFFERING GREAT POTENTIAL

Grindlecroft is the one of the few detached properties of its era on this highly coveted road. Occupying one of the best plots with the most delightful, mature gardens, parking and a garage. It has been a much-treasured home, and over the years has been enhanced and improved, maintaining modern standards making it a comfortable home with a practical floorplan. Whilst immaculate in finish, the lateral layout, and the generous plot, allows the scope to enhance and extend, subject to the necessary planning considerations, to create a reimagined home like many others have done in the village.

Brookway Road is undeniably one of the most peaceful and sought after roads in the village and the property enjoys a rare combination of privacy and tranquillity, while remaining part of a vibrant community. With Balcarras and Charlton Kings Infants and Juniors a short stroll and priority catchment, in addition to excellent amenities reached by foot in less than ten minutes, Grindlecroft offers a lovely way of living for all life stages.

GROUND FLOOR

An entrance hall introduces the accommodation with a spacious sitting room to the front elevation and across the rear, the kitchen/dining and family room. With an excellent range of modern units, the kitchen opens to a family room, offering ample space for a dining table and sofas adjacent to double doors that connect indoor and outdoor living. This partially open plan area is a lovely feature to the house.

A cloakroom completes the accommodation on this level.



FIRST FLOOR

Upstairs there are four bedrooms and a modern family bathroom with a separate shower, all rooms are nicely proportioned with two of the bedrooms offering built in storage.

LOCATION

Brookway Road is an incredibly special road discreetly tucked away in the heart of Charlton Kings. A quiet, no-through road with very little vehicle or foot traffic, it is a peaceful location yet in the heart of the village and within a short stroll of the boutique shops at Sixways and those on Lyefield Road. The house offers a short route on foot to both the sought-after Charlton Kings Infants and Juniors and Balcarras secondary school. These three schools are widely known with Balcarras reputed for being one of the top schools in the county. 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 3 miles away.



OUTSIDE – LOW MAINTENANCE LIVING WITH SCOPE

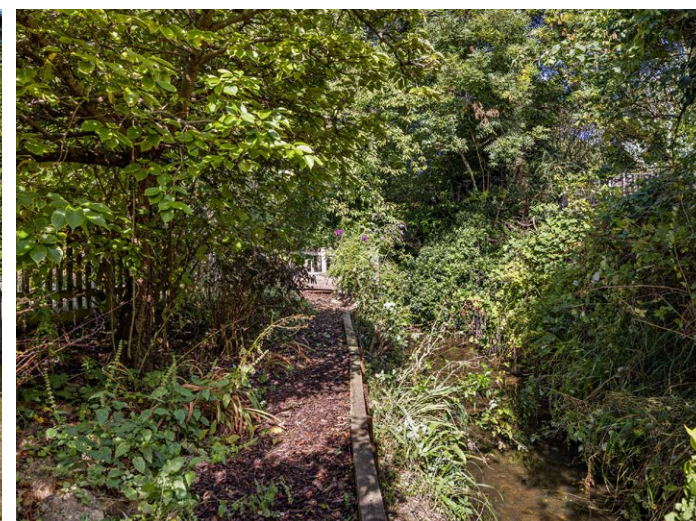
Positioned back from the road, Grindlecroft is fronted by an area of garden, off road parking and a garage. The principal garden is set to the rear, a delightful feature to the house, it is a fundamental element to the overall feel. Well established and mature, the grounds offer an expanse of lawn with flower beds, well stocked borders and raised beds flanking a sun terrace. A gentle stream runs along the side of the gardens with a strategic seating area adjacent, adding great charm to the rear plot. Two garden sheds provide storage and a greenhouse for keen gardeners.

SERVICES

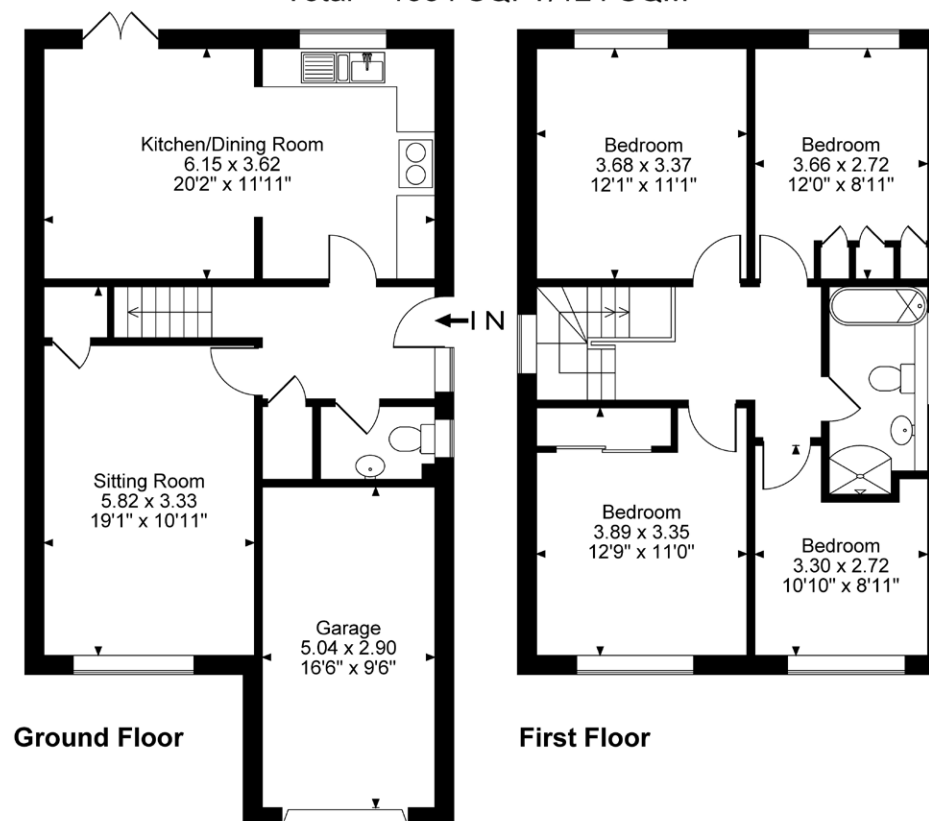
All mains services are connected

LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626



36, Brookway Road, Cheltenham, Gloucestershire
 Approximate Gross Internal Area
 Main House = 1183 SQFT/110 SQM
 Garage = 151 SQFT/14 SQM
 Total = 1334 SQFT/124 SQM



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	71 C
39-54	E		
21-38	F		
1-20	G		