



A well-presented detached Charlton Kings house

2 Langton Place, Charlton Kings, Cheltenham, Gloucestershire GL53 8HW

Freehold



Entrance porch • entrance hall • cloakroom • utility room
 • kitchen/breakfast room • twin conservatory's • dining
 room • sitting room • five bedrooms including two with
 en suite bath/shower rooms • family bathroom
 • double garage • parking • west facing rear garden

Situation

Langton Place is a quiet no through road located in the sought after residential district of Charlton Kings, on the Southern fringe of Cheltenham town, with excellent access in to the commercial district and local schooling.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art

gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

Description

2 Langton Place is a very generous two storey modern detached house with comfortable accommodation in a quiet close of just three houses.

The extensive accommodation comprises five good sized bedrooms with both the master bedroom and the main guest bedroom both enjoying en suite bath/shower rooms. A further family bathroom serves the remaining three bedrooms.





On the ground floor is a front to back 23' sitting room, a dining room and well fitted kitchen/ breakfast room, with twin conservatory's extending along the rear elevation overlooking the garden. The entrance porch and hall are at the front of the house with a central staircase and a cloakroom immediately to the right. Beyond the kitchen is a utility room.

To the side of the house is a detached double garage with parking immediately to the front.

A major feature of the property is the wonderful West facing rear garden, with a wide expanse of lawn and a variety of mature plants, trees and shrubs.

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Tenure

Freehold.

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



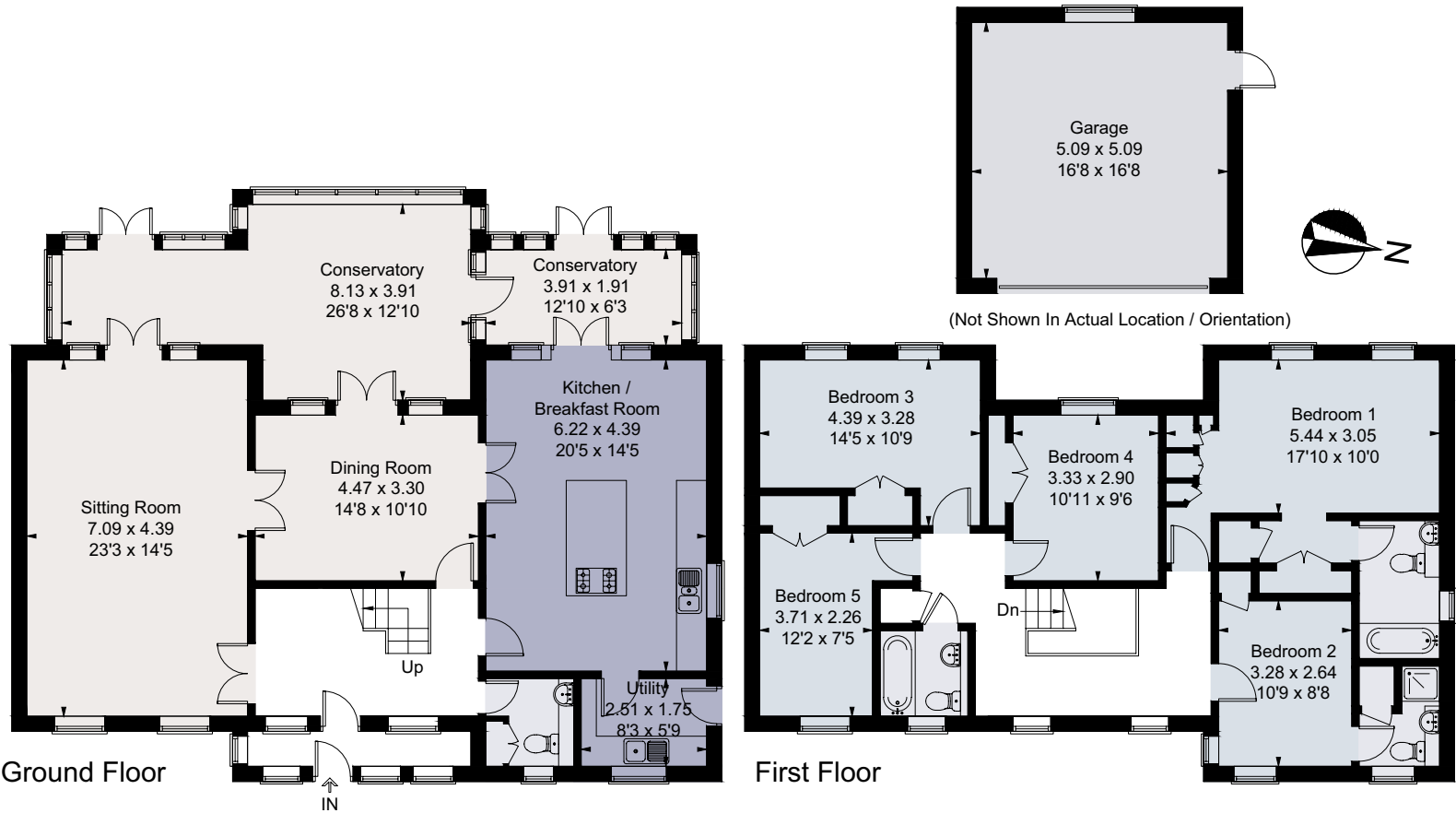
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Approximate Floor Area 258 sq m / 2780 sq ft



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