



Family home in the very popular area of Charlton Kings

174 Cirencester Road, Charlton Kings, Cheltenham, Gloucestershire GL53 8DY

Freehold





Entrance hall • sitting room • dining room • kitchen/  
breakfast room • cloakroom • principal bedroom with  
en suite shower room • three further bedrooms  
• family bathroom • off street allocated parking  
• west facing garden

### Situation

The property is situated in the highly regarded Charlton Kings area with excellent state sector schools in the village, including Charlton Kings Infants, Juniors and sought-after Balcarras as well as the independent St. Edward's School. Local shops, restaurants and doctors' surgery at Charlton Kings are close by and Cheltenham town centre is within easy reach. Also readily accessible are the A40 and A436 giving access to Oxford, the A417 and the M5. Lilleybrook and Cotswold Hills Golf Clubs are both situated on this side of the town with beautiful walking opportunities all around.

### Description

The property is one of the four Lilleybrook Villas constructed in 2008. The properties were built by a local builder in a style to complement Cheltenham's Regency architecture. The property has colour washed rendered elevations with double glazed sash style windows with external shutters to the front elevation.

The well-presented accommodation comprises an entrance hall, cloakroom, sitting room with fireplace with modern gas fire and double doors into a dining room which in turn has French doors into the garden and a further fireplace with fitted gas fire.

A well fitted modern kitchen/breakfast room lies to the rear with integrated appliances, breakfast bar and a window and double doors out to the garden. On the first floor are 4 bedrooms, the principal with en-suite shower room, and a good sized family bathroom with a shower unit and separate bath. Outside there is a gravelled driveway to the front with allocated parking and visitor parking. The rear garden has a patio area adjacent to the kitchen and dining rooms with the garden being laid to lawn and enclosed by fencing. The rear garden enjoys a westerly aspect.

The property has been purchased under a part exchange deal and is therefore offered with no onward chain.

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

**Tenure:** Freehold with vacant possession.

**Local Authority:** Cheltenham Borough Council. Tel: 01242 262 626.

**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 Area 133.2 sq m / 1434 sq ft

Including Limited Use Area (1.7sq m / 18 sq ft)



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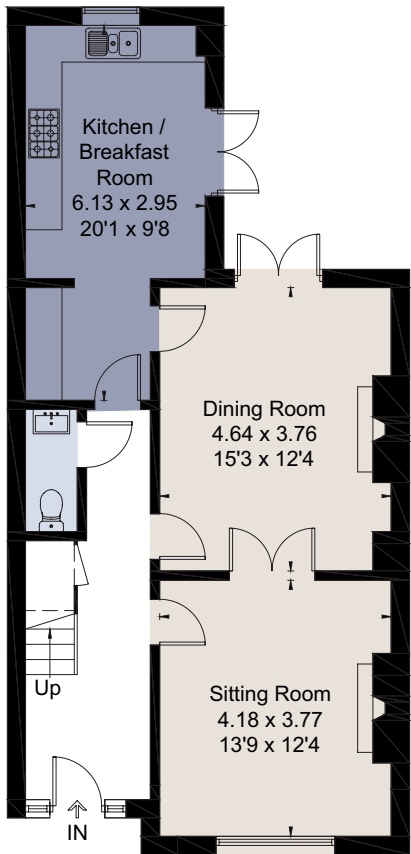
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Catherine Anderson

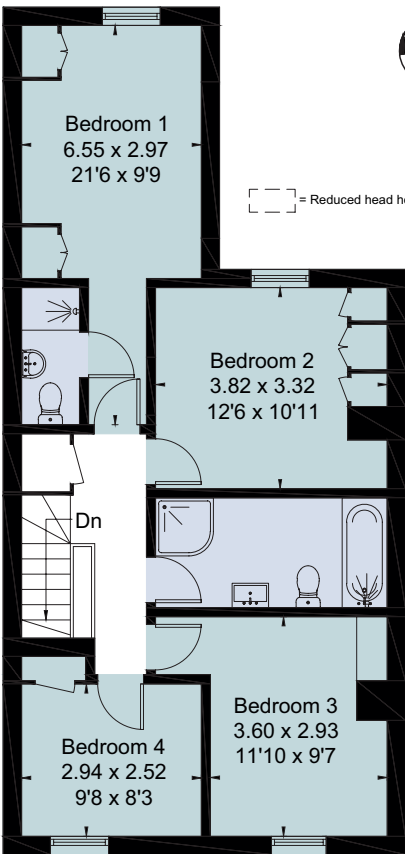
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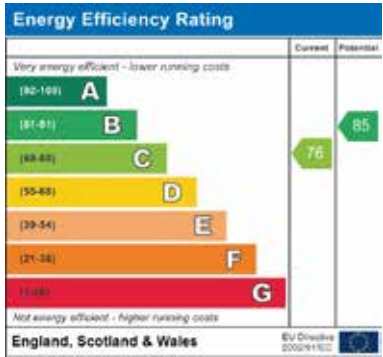
Ground Floor



First Floor



[ ] = Reduced head height below 1.5m



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