



# An outstanding detached new build house

The Dutch Barn, Ham Road, Charlton Kings, Cheltenham Gloucestershire GL52 6NH

Freehold



Entrance hall • open plan living/kitchen/dining room  
 • sitting room • cloakroom • main bedroom with dressing room and en suite bathroom • guest bedroom with en suite shower room • two further double bedrooms  
 • family bathroom • first floor laundry room • double garage • parking for three/four cars • generous gardens • store/shed.

### Situation

Ham Road is a delightful semi rural location on the northern fringe of Charlton Kings, with excellent access to the town itself as well as the comprehensive facilities in Charlton Kings including the renowned Balcarras School.

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.

Now a highly sought after place to live 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

As the name suggests, The Dutch Barn is a new build detached property created from a historic agricultural Dutch barn, undertaken by well-known local developers Robert Deacon Builders Ltd.

With outstanding interior space and wonderful attention to detail, the house offers a rare combination of the benefits of a new build property, yet with the touch of history that many buyers really appreciate. Worth of particular note is the fabulous location tucked off Ham Lane on the outskirts of Charlton Kings but enjoying first class access in to Charlton







Kings centre and Cheltenham town itself.

There are two floors of accommodation, with the first floor comprising four double bedrooms including a main bedroom with large en suite bathroom and dressing room, a guest bedroom with en suite shower room and two further double bedrooms. There is a family bathroom and first floor laundry room.

The ground floor is predominantly open plan, accessed through the entrance door to a double height hallway with floating staircase and the large sitting room to the right which extends to over 29 feet in length. To the right of the hall is the 44 foot kitchen/dining/living room with an extensive central island unit in to which is set the hob and the sink unit. Tucked in behind the stairs is the cloakroom and beyond the sitting room is a door in to the garage.

Outside are superb gardens overlooking the adjacent open fields with parking to the front for three or four cars. There are patio areas surrounding the house and a very useful store/shed in the grounds offering lots of possible uses.

#### **Services**

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

#### **Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262626.

#### **Tenure**

Freehold

#### **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** 274.9 sq m / 2959 sq ft

**Garage** 41.4 sq m / 446 sq ft

**Total** 316.3 sq m / 3405 sq ft (Excluding Void / Shed)



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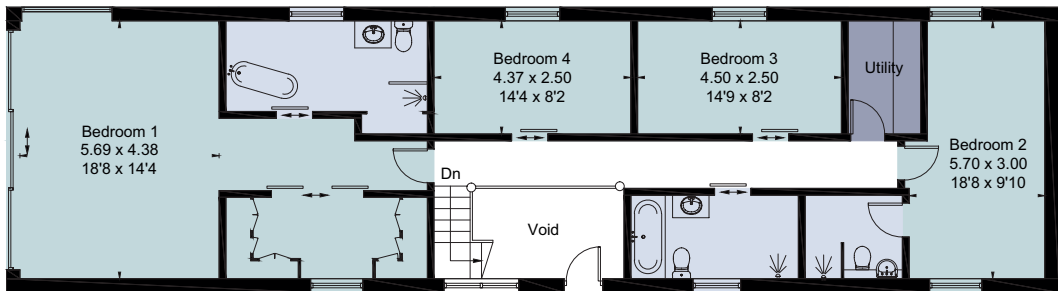
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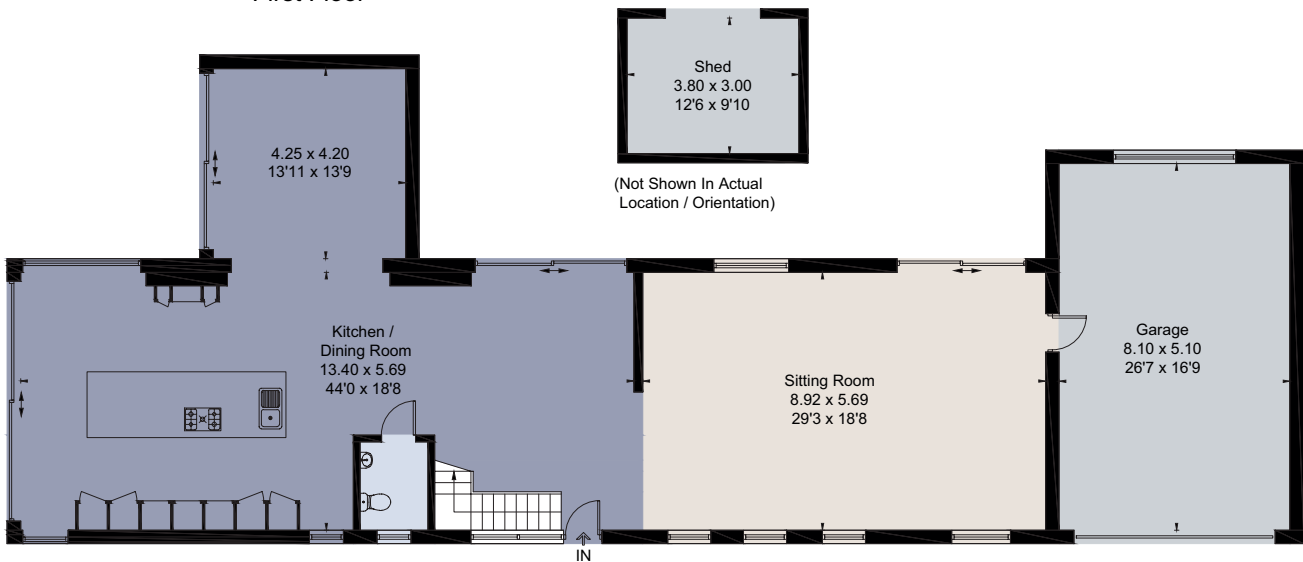
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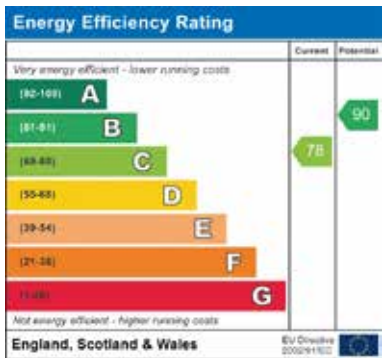
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First Floor



Ground Floor



For identification only. Not to scale. © 210406CA

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