

46 BAFFORD LANE,

CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 8DP



46 BAFFORD LANE

Within the sought after Balcarras catchment area this beautifully presented detached family home occupies a peaceful position at the end of Bafford Lane. During the owners tenure the property has been significantly modernised and benefits from landscaped gardens, garaging, parking and a workshop.

- Peaceful and sought after location within walking distance of amenities in the 'Old Village'
- Modernised and extended with superb living accommodation approaching 1700sqft ideal for a growing family
- Spacious and well-designed open plan kitchen/dining room which leads to a welcoming sunroom affording a lovely view of the garden
- Cosy sitting room with a wood burning stove
- Cloakroom, four bedrooms, two bath/shower rooms including the principal bedroom suite
- Double garage with electric door, parking, workshop, utility room and boiler room
- Private low maintenance south facing garden

Set back from this quiet residential road, standing in professional landscaped gardens, this beautifully presented detached family home with origins from the 1960s has been the subject of considerable upgrading and benefits from an extension at the rear. Presented in a contemporary yet inviting style the property benefits from a 20' kitchen/dining room, sunroom, cosy 20' sitting room with a wood burner, principal bedroom with en-suite shower room, useful utility, workshop and boiler room and the property provides the potential to enlarge further if required.





SITUATION

Bafford Lane plays host to an interesting variety of architecture and also provides easy access to a number of local amenities in the old village together with a Sainsbury's Local at the end of this attractive road. Cheltenham town centre is within five minutes' by car and the property is also situated close to a regular bus route. Newcourt Park is close by, as is Cox's Meadow, whilst Lilleybrook Golf Club is within a short drive. The property is located in the catchment area for Balcarras School and St. Edward's School is also within a short walk. Access to the M5 Motorway network is gained at J11a.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

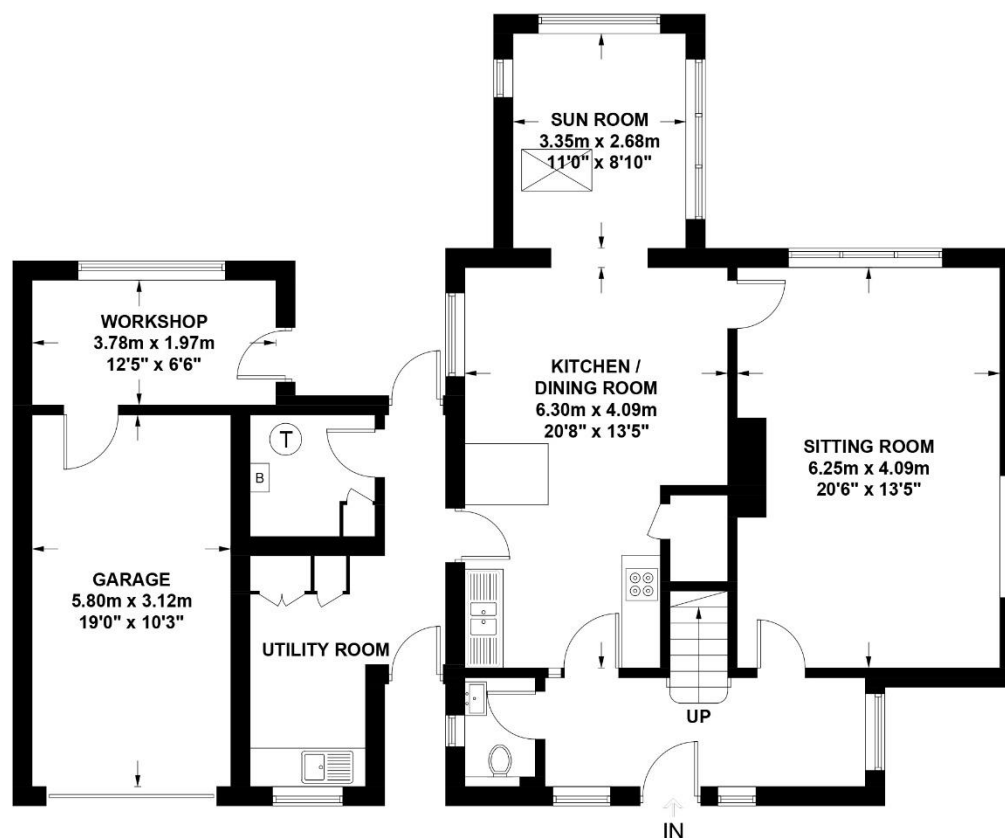
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £2,659.44 pa. (2020/2021).

VIEWINGS

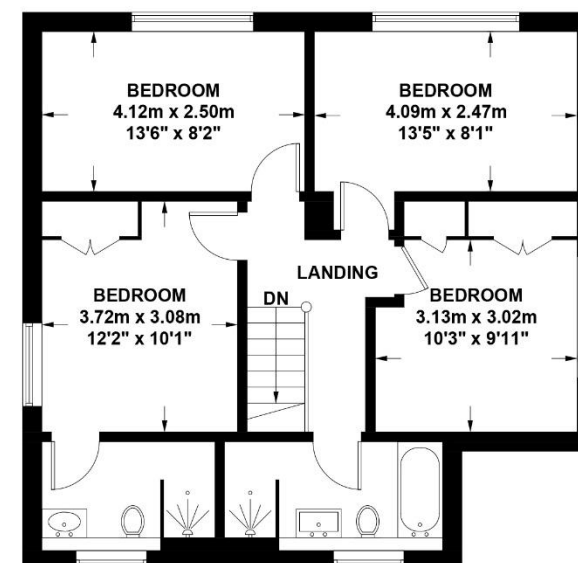
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 154.2 sq m / 1660 sq ft
 Garage / Workshop = 26 sq m / 280 sq ft
 Total = 180.2 sq m / 1940 sq ft



GROUND FLOOR = 974 SQ FT / 90.5 SQ M (EXCLUDING GARAGE / WORKSHOP)



FIRST FLOOR = 686 SQ FT / 63.7 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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