

CORNER HOUSE, SANDHURST LANE
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL52 6LJ

 Charles Lear



CORNER HOUSE, SANDHURST ROAD

A thoughtfully renovated detached house with four bedrooms, three bath/shower rooms, an excellent open plan kitchen living room and a further reception room. The property has a garage, plentiful parking and is within walking distance of the many popular schools and amenities in Charlton Kings.

Having been renovated by the present owners, 'Corner House' has beautifully light and well-proportioned accommodation arranged over two floors. The entrance hall opens into an outstanding open-plan kitchen living room which enjoys a central island and more than sufficient space to dine and sit, whilst a set of bi-folding doors provide access into the courtyard garden to the rear. Also on the ground floor is a further reception room which makes for an ideal home office or family room together with a generous utility room and shower room. The first floor offers four well-proportioned bedrooms, one of which has en-suite shower facilities whilst the remaining bedrooms share a stunning family bathroom with free-standing bath and separate shower enclosure. Outside and to the rear of the property is a generous courtyard style garden which has been gravelled and makes for an excellent barbeque/entertaining area off the main living accommodation. The courtyard is terraced, providing an excellent degree of privacy and also affords pedestrian access. To the front of the house is an area of lawn in addition to a gravel driveway providing off road parking leading to an integral garage. There is a further area of parking on Sandhurst Road accessed via a set of steps to the left of the property and this also provides space for a garden shed. Corner House is at the end of a small cul-de-sac of just three houses off Sandhurst Road.





SITUATION

Located in a peaceful position along Sandhurst Road within the highly sought after Balcarras catchment area. Charlton Kings is renowned for its excellent schools with Glenfall Primary and Balcarras School both being within enviable walking distance of the property, St. Edwards School is also close by together with some of the town's finest countryside. Local amenities can be found in the 'Old Village' and Sixways and the property is also ideally positioned for accessing most of the main transport links both in and out of Cheltenham including the A40 to Oxford and London.

GENERAL INFORMATION

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

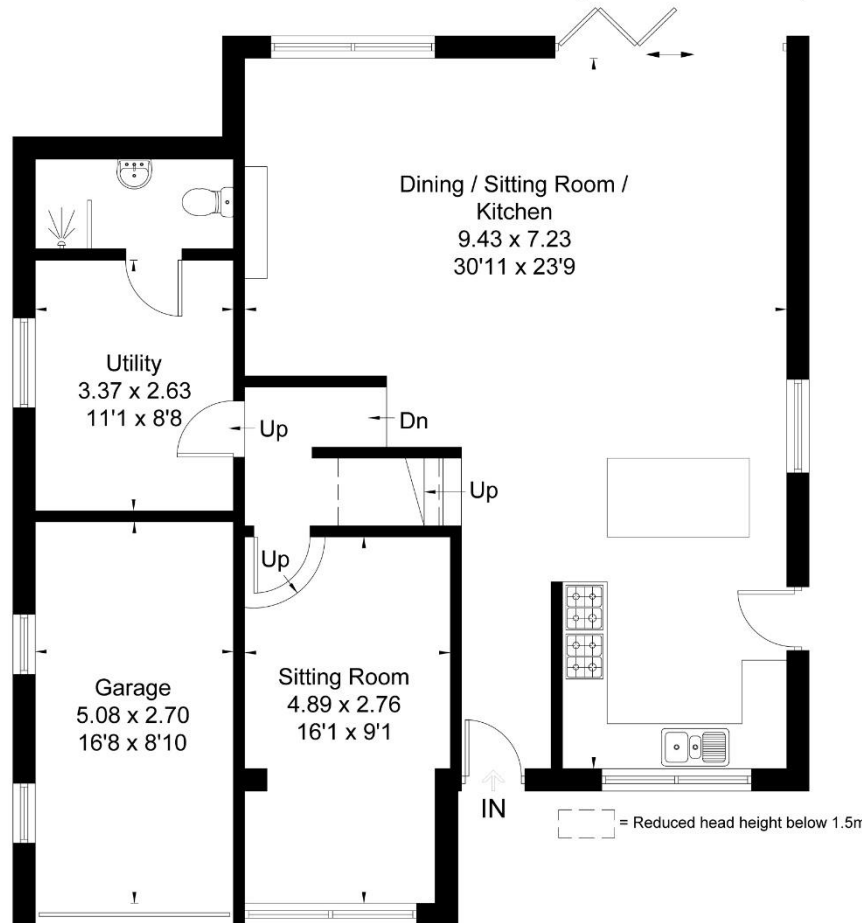
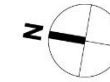
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (E) - £2,356.30 (2021/2022).

VIEWINGS

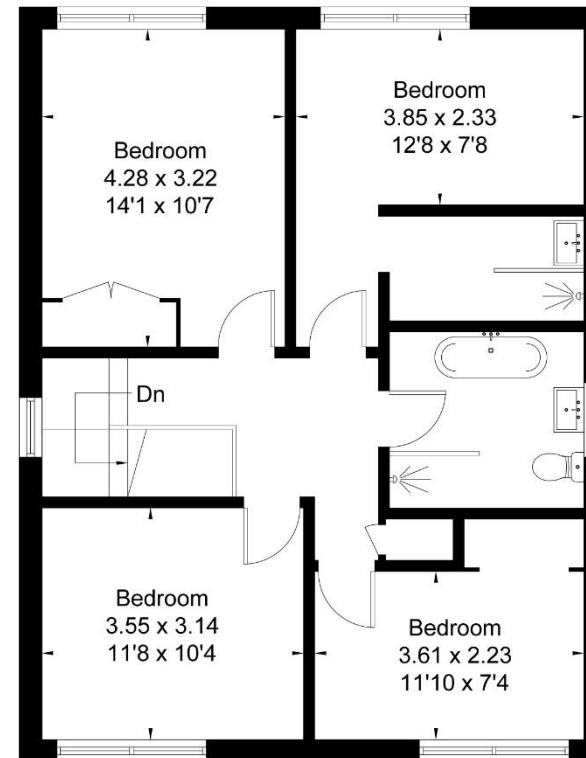
Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 156 sq m / 1679 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 169.5 sq m / 1824 sq ft
 Including Limited Use Area (1.2 sq m / 13 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 290032