

11 PARKWOOD GROVE,
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 9JW

 Charles Lear



11 PARKWOOD GROVE

This impressive property is situated at the end of a peaceful no through road and benefits from a generous corner plot garden. This superb home has been the subject of significant extension and modernisation to the highest specification, providing accommodation ideal for a growing family.

- Substantial and well-proportioned accommodation ideal for a growing family
- Exceptional open plan kitchen/diner at the right hand side of the property including a sizeable and well fitted kitchen with dining area and a separate utility room
- Reception hall, study and living room leading to a second hallway with second bespoke study/snug
- Four double bedrooms and two bath/shower rooms including the principal suite.
- Single garaging, off road parking for two vehicles and an attractive rear garden, predominantly laid to lawn
- High specification throughout, to include underfloor heating in kitchen and bathrooms, ethernet cabling throughout
- Peaceful location, close to Lилleybrook Golf course, popular local schools and amenities.

Within catchment of award winning Balcarras, this exceptional semi-detached property is located in a quiet setting. The property, has been extended to create an inviting and spacious living space, ideal for a growing family. In addition, there are two useful study/snug rooms, four generous double bedrooms, two modern bath/shower rooms, single detached garaging, attractive lawned gardens and parking for two vehicles.





SITUATION

Parkwood Grove is a small residential enclave located off Bafford Approach close to the centre of the Old Village of Charlton Kings. The property falls within the highly respected Balcarras catchment and is within a short walk of Charlton Kings Primary School and the Old Village amenities. On the doorstep there is some of the town's finest countryside, providing lovely walks and dramatic scenery as well as being ideally positioned for access to Cheltenham town centre, Cotswolds and the main transport links including the A40 to Oxford and London, the A46 to Bath and the A417 to Cirencester.

GENERAL INFORMATION

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

LOCAL AUTHORITY

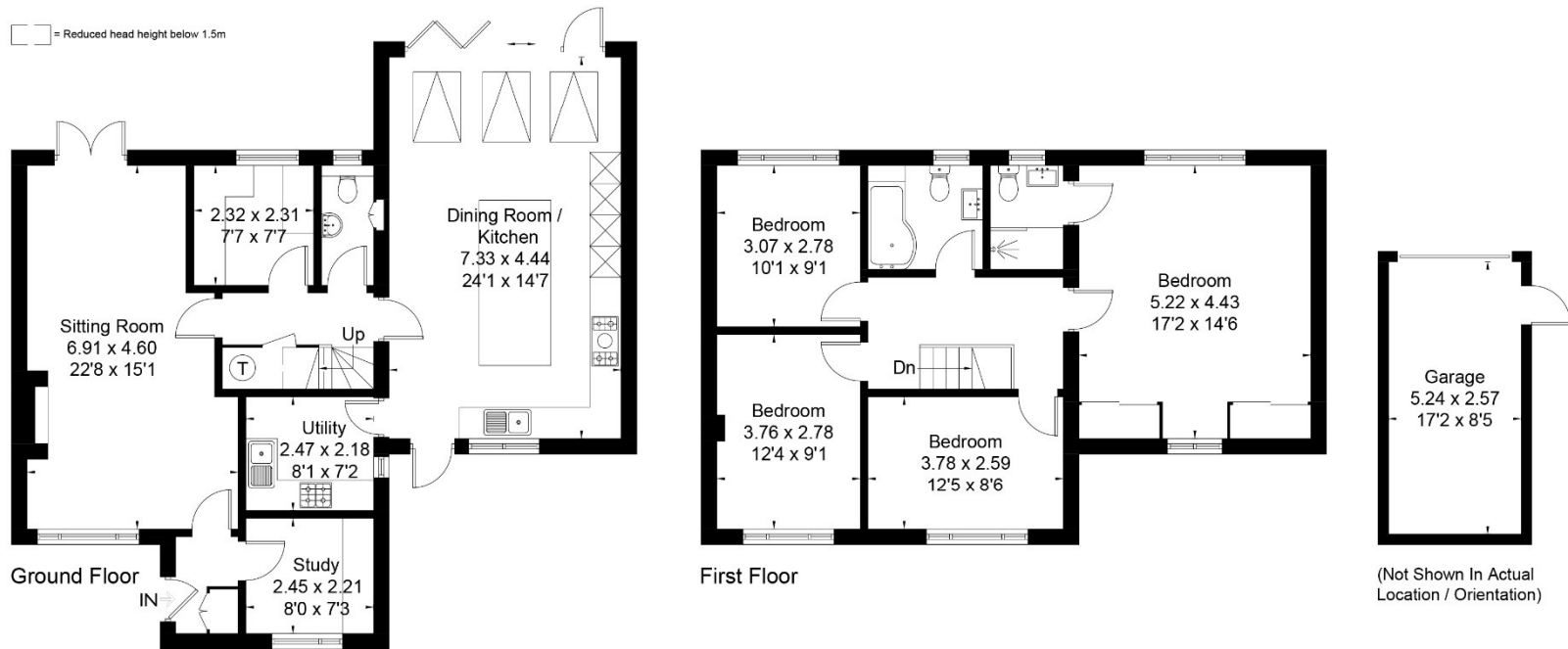
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (D) - £1927.88 (2020/2021)

VIEWINGS

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



Approximate Area = 160.6 sq m / 1729 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 174 sq m / 1873 sq ft
 Including Limited Use Area (0.6 sq m / 6 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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