

CALDER

GREENWAY LANE, CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL52 6LB

 Charles Lear



CALDER, GREENWAY LANE

With the benefit of off road parking, a private entrance and garden, this charming Grade II Listed property has been thoroughly renovated to exacting standards. The three double bedrooms and two bathrooms are beautifully complimented by light and spacious living accommodation.

- Porch with utility cupboard leading to the reception hall with original floorboards
- Stunning kitchen/dining room with a beautifully fitted kitchen, dual aspect and marble fireplace
- Spacious sitting room with original timber floorboards
- Master suite with en-suite shower room
- Two further double bedrooms and principal bathroom with separate walk-in shower
- Private sunny garden and off road parking

DESCRIPTION

Having been recently renovated by the present owner, this truly unique property has been finished to exacting standards with a keen eye for detail. The accommodation which is both light and spacious is laid out over just one floor and benefits from a private entrance, parking and a stunning walled garden which faces south. Listed Grade II and understood to date from 1798, Calder was formerly part of a large villa known as 1 Greenway Lane. The property offers a wealth of charming character features including sash windows, fireplaces, original floorboards and tall ceilings whilst the internal finish is contemporary and luxurious including a fitted shaker style kitchen with marble work surfaces and modern white sanitary ware in the bathrooms.





SITUATION

Calder is situated in Charlton King's within a few minutes' stroll of the wide range of amenities in the old village centre and also at popular 'Sixways' which include a prominent supermarket, doctors surgery & chemist, several public houses and cafes to name but a few. St. Edward's Junior School is on the doorstep whilst the Senior School and Balcarras are also within walking distance. Nearby Aggs Hill and Leckhampton Hill provide some of the area's most enjoyable walking country and are both accessible on foot. The A40 to Oxford and London is also particularly convenient.

GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected.

Council Tax Band: (B) - £1,380.53 pa. (2019/2020).

Tenure & Maintenance: Leasehold with the entire freehold. Responsible for a half share in maintenance and buildings insurance, etc. The first floor property is on a long lease and contributes the remaining half share.

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



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Approximate Gross Internal Area
118.6 sq m / 1277 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.