

1 BARRINGTON PLACE, CIRENCESTER ROAD  
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 8BY

 Charles Lear





# 1 BARRINGTON PLACE

Occupying a generous plot within an exclusive gated development of just four contemporary detached dwellings. Providing accommodation measuring in excess of 4,000sq.ft., and benefiting from a truly luxurious finish, the property is also within walking distance of Balcarras School.

- Spacious reception hall with cloak cupboards and contemporary staircase rising to the first floor
- Stunning kitchen/breakfast room with central island, doors into the garden and formal dining area which also has doors into the garden
- Beautifully proportioned formal sitting room, spacious family room and home office
- Utility room, cloakroom and double garage
- Master bedroom suite with fitted wardrobes and a stunning bathroom with free-standing bath and walk-in shower
- Guest bedroom suite and three further double bedrooms serviced by another luxury bathroom
- Generous and private south west facing garden
- Enclosed and generous south facing rear garden with large garden store and gate into the cricket ground

## DESCRIPTION

Constructed in 2016 by a well-known local developer, this stunning detached family residence has been completed to exacting standards throughout. The accommodation, which is arranged over just two floors, is both bright and spacious and has the benefit of a number of internal character features including feature dry stone cladding to some internal walls. Outside, the garden is south west facing and remains private.







### SITUATION

Set back behind electric gates and accessed off Cirencester Road which is an established and predominantly residential road comprising of a varied range of styles and ages of properties. Within a short distance there is a handful of day to day amenities including a Sainsbury's Local, however, the Old Village and Sixways provide a more extensive selection including two supermarkets, public houses and restaurants. The property is also located very near to Newcourt Park whilst also falling within the highly sought after Balcarras catchment area and is within walking distance of St. Edward's.

### GENERAL INFORMATION

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

Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (H) - £3,549.92pa. (2019/2020).

### VIEWINGS

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



Approximate Gross Internal Area = 392.5 sq m / 4225 sq ft  
 (Excluding Void)  
 Double Garage = 37.2 sq m / 400 sq ft  
 Total = 429.7 sq m / 4625 sq ft



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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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