

HYDAWAY, HAMBROOK STREET,  
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL52 6LP

 Charles Lear



## HYDAWAY, HAMBROOK STREET

Discreetly tucked away at the end of this sought after no through road, this charming detached dwelling sits in gardens and grounds measuring c.0.5acres. Offering significant potential to improve and renovate the existing property, the position would lend itself to a replacement dwelling if desired.

- Entrance hall with cloak cupboard and cloakroom
- Generous kitchen/breakfast room with central island, utility room and outlook over the gardens
- Sitting/dining room with dual aspect including a large bay window and benefitting from a fireplace
- Two generous ground floor bedrooms, principal bathroom and shower room
- Two further double bedrooms on the first floor
- Good sized garage and off road parking
- Gardens and grounds measuring approx. 0.5acres

### DESCRIPTION

'Hydaway' is tucked away at the very end of Hambrook Street in the heart of Charlton Kings and offers a great deal of potential to update or even to replace the existing dwelling with a brand new property, subject to the necessary consents. At present, the property has generous accommodation laid out principally on the ground floor with the added benefit of two first floor bedrooms, both enjoying particularly attractive outlooks over the gardens. The property has been well cared for, but would now benefit from some improvement. The gardens are stunning and offer a very high degree of privacy, measuring approx. 0.5acres and leading down to a brook at the bottom of the garden.





### SITUATION

Located within a short distance of some of the town's most scenic open countryside, whilst remaining within walking distance of the shopping facilities at Six Ways, Hambrook Street is a very peaceful no through road just a stone's throw from the incredibly popular Glenfall Primary School. The old village of Charlton Kings, together with Balcarras Secondary School and St. Edwards Schools are also within walking distance. Cheltenham town centre is approximately 2½ miles distant and offers a wide range of shops, boutiques, restaurants and wine bars together with a plethora of festivals throughout the year.

### GENERAL INFORMATION

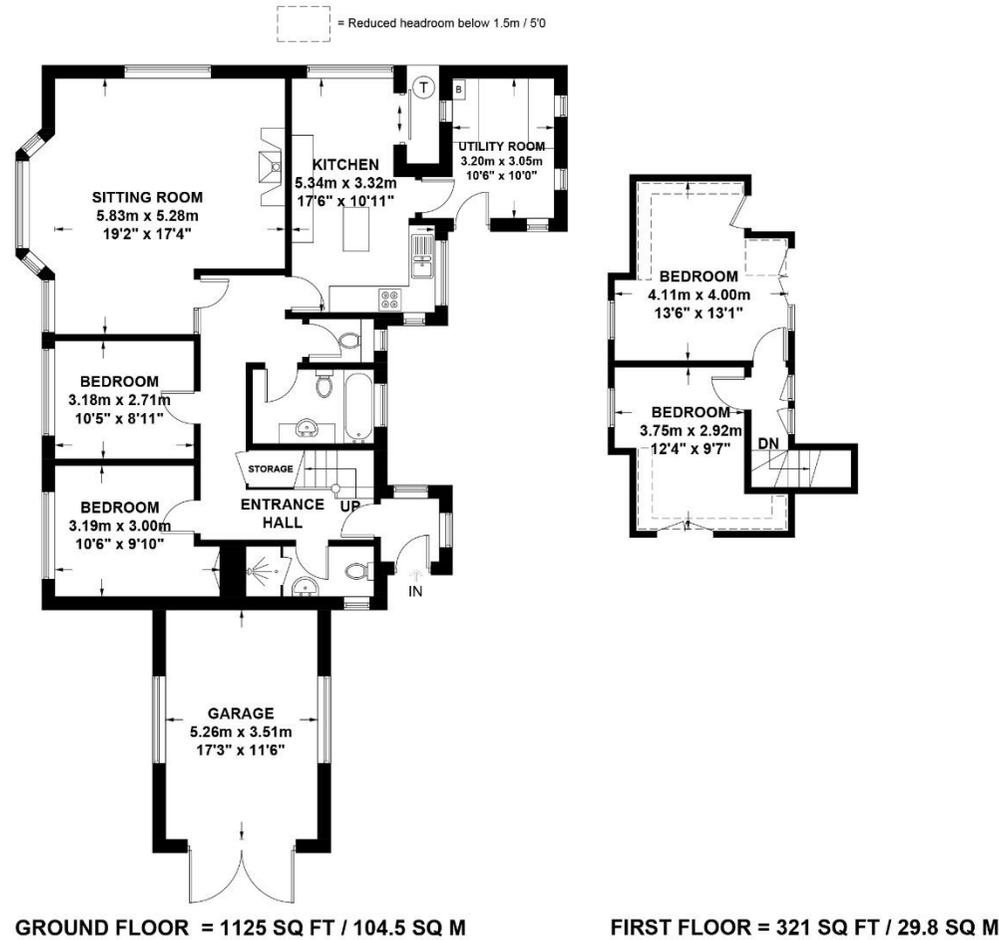
Services:  
Mains water, electricity, gas and drainage are connected to the property.

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

### VIEWINGS

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

Approximate Gross Internal Area = 134.3 sq m / 1446 sq ft  
 Garage = 18.7 sq m / 201 sq ft  
 Total = 153 sq m / 1647 sq ft



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.  
 Cheltenham Home Inspection © 2020