

LINTON HOUSE, 8 GREENWAY LANE,
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL52 6LB

 Charles Lear



LINTON HOUSE, 8 GREENWAY LANE

A wonderfully proportioned family house in a gated and private position with views over school grounds. Linton House requires some updating and benefits from accommodation in excess of 1,500sq.ft., whilst externally the house enjoys very manageable gardens and plentiful off road parking.

- Entrance hall with cloakroom
- Kitchen overlooking the garden with larder cupboard and separate dining room
- Beautifully proportioned sitting room enjoying a triple aspect and doors into the garden
- Study/bedroom 4, again overlooking the garden
- Three first floor bedrooms including two with beautiful views over school playing fields, bathroom and separate cloakroom
- Private gated driveway providing plentiful off road parking and manageable mature gardens
- No onward chain

DESCRIPTION

Standing in a remarkably private and established garden, Linton House is a generously proportioned modern property which has been owned by the same family since its construction in 1970. Set back from the road and occupying a corner plot position behind gates, the property is on the doorstep of Sixway's with its excellent selection of day to day amenities and is also close to exceptionally beautiful countryside. The accommodation which is laid out over two floors would benefit from updating and offers a prospective purchaser the opportunity to create a home which is individual to their taste.





SITUATION

In a remarkably private position and set back from the road behind wrought iron gates, 'Linton House' is situated in Charlton Kings and within a moments' walk of the wide range of amenities at popular 'Sixways' which include a supermarket, doctors surgery and chemist, public houses and cafes. St. Edward's Junior School is on the doorstep whilst the Senior School and Balcarras are also within close proximity. Nearby Aggs Hill provides some of the area's most enjoyable walking country and is accessible on foot. The A40 to Oxford and London is also particularly convenient.

GENERAL INFORMATION

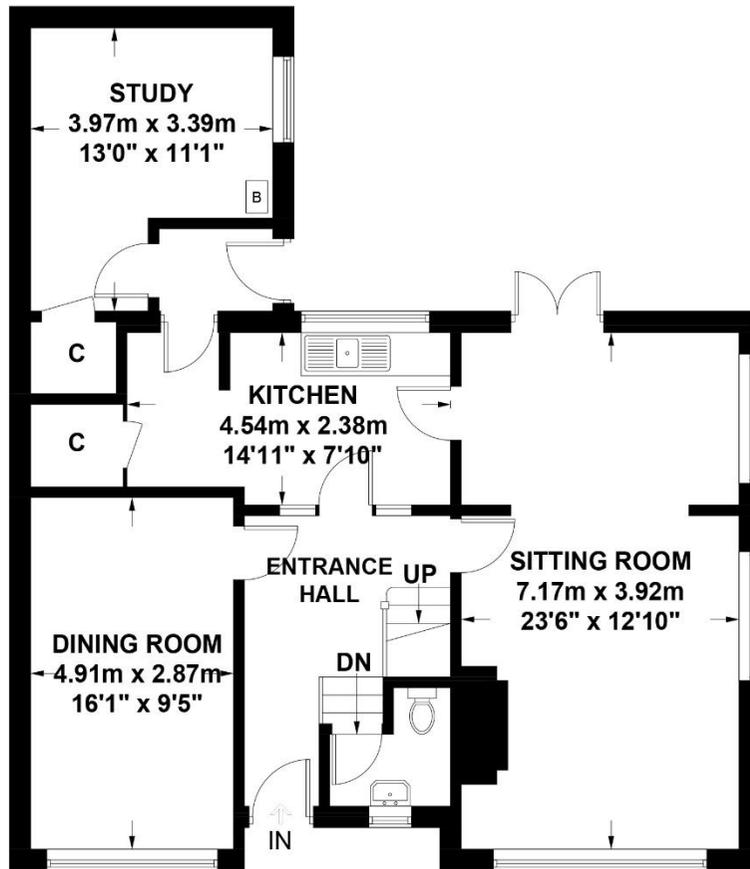
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (E) - £2,169.39pa. (2019/2020).

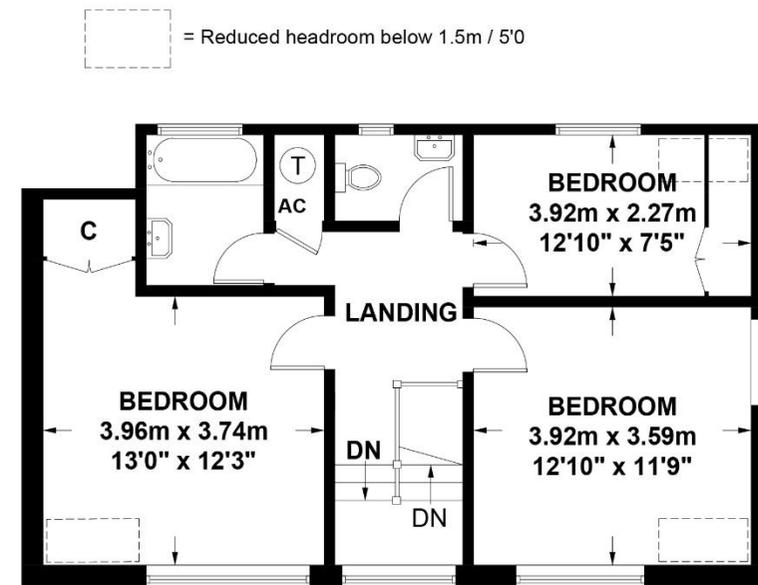
VIEWINGS

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

Approximate Gross Internal Area = 143 sq m / 1540 sq ft



GROUND FLOOR = 911 SQ FT / 84.6 SQ M



FIRST FLOOR = 629 SQ FT / 58.4 SQ M

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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