

4 WITHYHOLT PARK

CHARLTON KINGS, CHELTENHAM, GL53 9BP

 **Charles Lear**



4 WITHYHOLT PARK

A rare opportunity to acquire an attractive neo Georgian double fronted detached family house set within this quiet and established no through road. The well-presented accommodation is arranged over two floors, flows well and is of generous proportions and now requires a modicum of upgrading.

- Porch leading to a welcoming reception hall with cloakroom and staircase to the first floor
- Spacious drawing room with bay window and double doors into the garden
- Kitchen/breakfast room which now requires upgrading to perhaps include the removal of the wall with the formal dining room which is situated at the front of the property
- Utility/boot room providing access into the garden
- Four well-proportioned bedrooms with wardrobes
- Family bathroom and wash hand basins in two bedrooms
- Double garage and driveway for off road parking
- Mature, private and beautifully maintained garden created by the late owner with pedestrian side access and personal door into the garage

DESCRIPTION

4 Withyholt Park is a beautiful double bay fronted neo-Georgian style family house with four bedrooms, dating from the 1960's and enjoying rendered and painted elevations and wide bow windows. The property now requires a general programme of upgrading and is set in a wonderful mature garden and benefits from parking and a double garage all within a short walk of Balcarras School.





SITUATION

Withyholt Park is one of the most prestigious addresses in Charlton Kings located some ten minutes' walk from the Old Village which offers a number of local shops and supermarkets, proactive Parish and Roman Catholic Churches and several popular pubs. The town centre is some 1½ miles distant and boasts an excellent array of bespoke shops and boutiques, restaurants and wine bars. The property is within the Balcarras catchment and is just a short walk to St. Edward's Senior School. Cheltenham is renowned for a number of popular festivals including the literature, food, music and world renowned 'Gold Cup'.

GENERAL INFORMATION

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

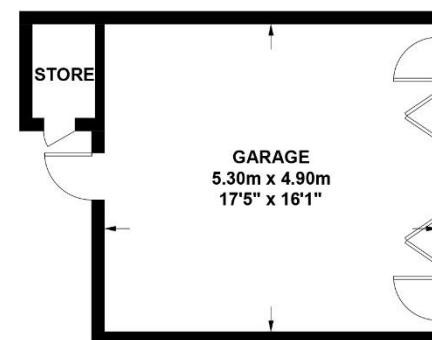
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £2,659.44 pa. (2020/2021).

VIEWINGS

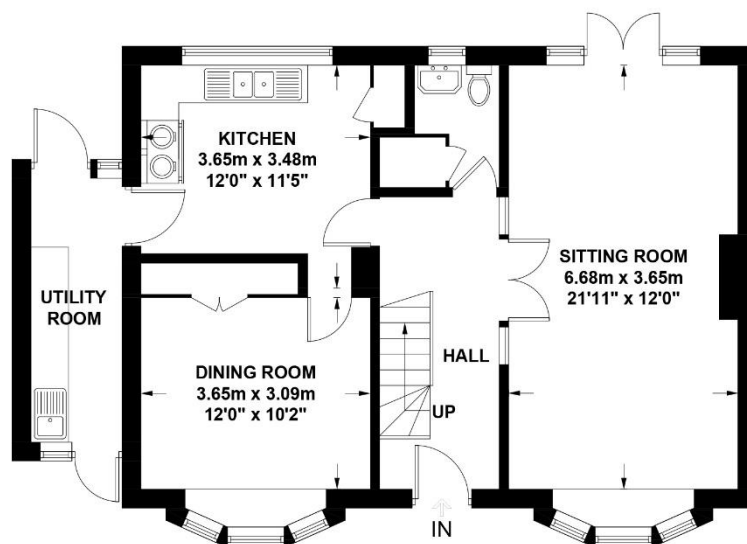
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



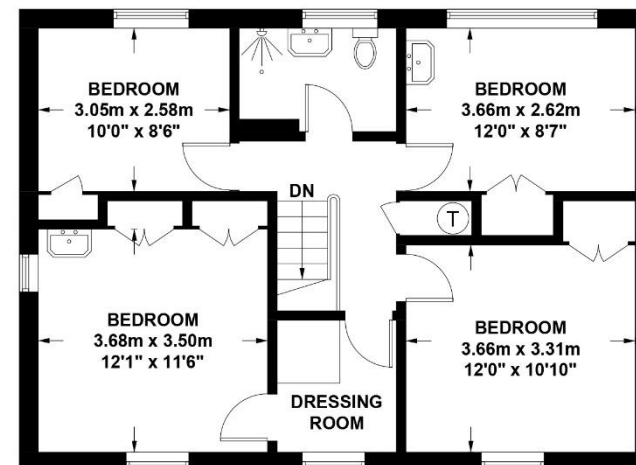
Approximate Gross Internal Area = 138.5 sq m / 1491 sq ft
 Garage = 36 sq m / 387 sq ft
 Total = 174.5 sq m / 1878 sq ft



(Not Shown In Actual Location / Orientation)



GROUND FLOOR = 801 SQ FT / 74.4 SQ M



FIRST FLOOR = 690 SQ FT / 64.1 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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