

2 PERRY CLOSE,
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 8QY



2 PERRY CLOSE

Forming part of a small and exclusive enclave of four detached homes located within a short walk of Balcarras School. The property, which is beautifully presented, benefits from particularly spacious internal accommodation approaching 2,000sq.ft. a private driveway and double garage.

- Substantial and well-proportioned accommodation ideal for a growing family
- Exceptional open plan living at the rear of the property including a sizable and well fitted kitchen with dining area and an interconnecting sitting room creating an inviting and sociable living space
- Reception hall and cloakroom with white sanitary ware and a useful home office
- Four double bedrooms and two bath/shower rooms including the principal suite
- Double garaging, off road parking for two vehicles and a private low maintenance rear garden
- Small select development close to popular local schools, amenities and excellent transport links

Within the immediate vicinity of award winning Balcarras, this exceptional detached property is set well back from the road in a private setting. The property, which dates from c.1999, has been extended on the ground floor to create an inviting and versatile open plan living space ideal for a growing family. In addition, there is a good size home office, four generous double bedrooms, two modern bath/shower rooms, double garaging with an internal door, low maintenance gardens and parking for two vehicles.





SITUATION

Perry Close is a small residential enclave located off Glynrosa Road close to the centre of the Old Village of Charlton Kings. The property is in immediate proximity of the highly respected Balcarras Academy and is also a short walk to Charlton Kings Primary School and Sixway's. On the doorstep there is some of the town's finest countryside providing lovely walks and dramatic scenery as well as being ideally positioned for access to Cheltenham town centre, Cotswolds and the main transport links including the A40 to Oxford and London, the A46 to Bath and the A417 to Cirencester.

GENERAL INFORMATION

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

LOCAL AUTHORITY

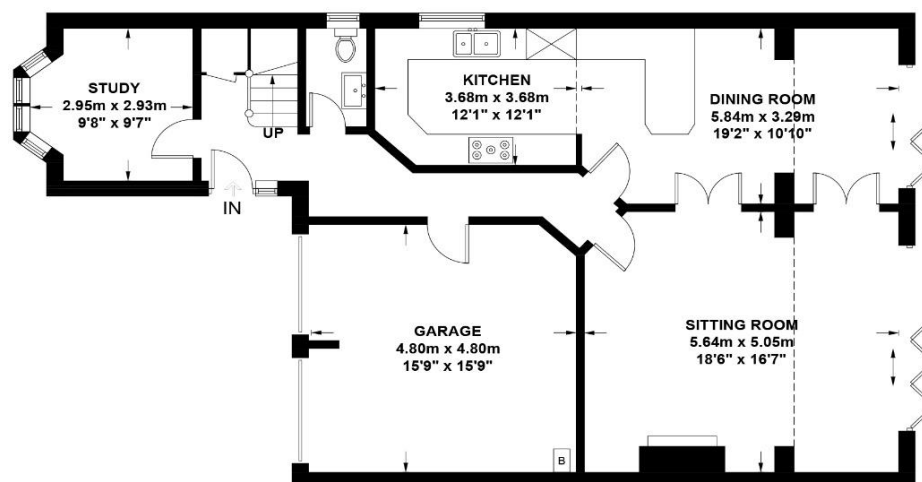
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £ 2,659.44. (2020/2021).

VIEWINGS

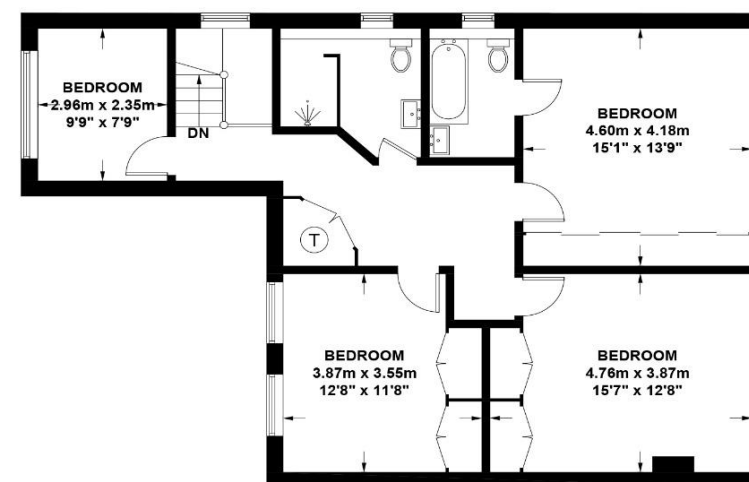
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 193.3 sq m / 2081 sq ft
(Including Garage)



GROUND FLOOR = 1153 SQ FT / 107.1 SQ M



FIRST FLOOR = 928 SQ FT / 86.2 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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