

CHALICE COTTAGE, 45 CUDNALL STREET
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 8HL



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This charming detached cottage stands behind a high hedge on a quiet road within proximity of local amenities as well as both St Edwards and Balcarras Schools. Understood to date from 1837 as a former Methodist Chapel this unique home retains a wealth of character and stands in beautiful part-walled tiered gardens created by the owners.

- Popular & convenient no through road consisting of an interesting range of highly individual historic houses and cottages
- Porch leading to an attractive hall, the front door having a specially commissioned stained glass panel with access to the downstairs shower room and cosy dual aspect snug with a living flame fire
- Sitting room with a living flame fire inset in a fireplace and a partially vaulted hand crafted ceiling with a door to a galleried bedroom/study with a reclaimed arch window
- Superb kitchen/breakfast room with a spectacular handcrafted vaulted wooden ceiling and an adjoining utility room, both with underfloor heating leading to garage, currently subdivided into a workshop & gym
- Three first floor bedrooms and two bath/shower rooms including the principal bedroom suite
- Idyllic tiered garden with a large decked area ideal for summer dining, sweeping lawns, thriving flower beds and a sunken patio & parking for one vehicle

This quintessential character cottage stands in a beautifully created garden and retains a wealth of features which have been lovingly enhanced by the addition of bespoke and reclaimed windows, handcrafted ceilings and solid wood kitchen units as well as pretty fireplaces in both reception rooms.





SITUATION

Situated in the popular village of Charlton King's within proximity of a very good choice of local amenities and schools at Sixways and in the 'Old Village' this beautiful cottage stands on a quiet backwater yet it is well placed for access into Cheltenham town centre which is only 1.5 miles distant equating to an eight minute drive or twenty minute walk from the property. The location is also favourable for access to the A40 to the Cotswolds, Oxford and London, the A435 to Cirencester whilst nearby Aggs and Leckhampton Hills provide some of the area's most energetic country walks and views across the town.

GENERAL INFORMATION

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: D (2022/2023) £1,990.92 p.a.

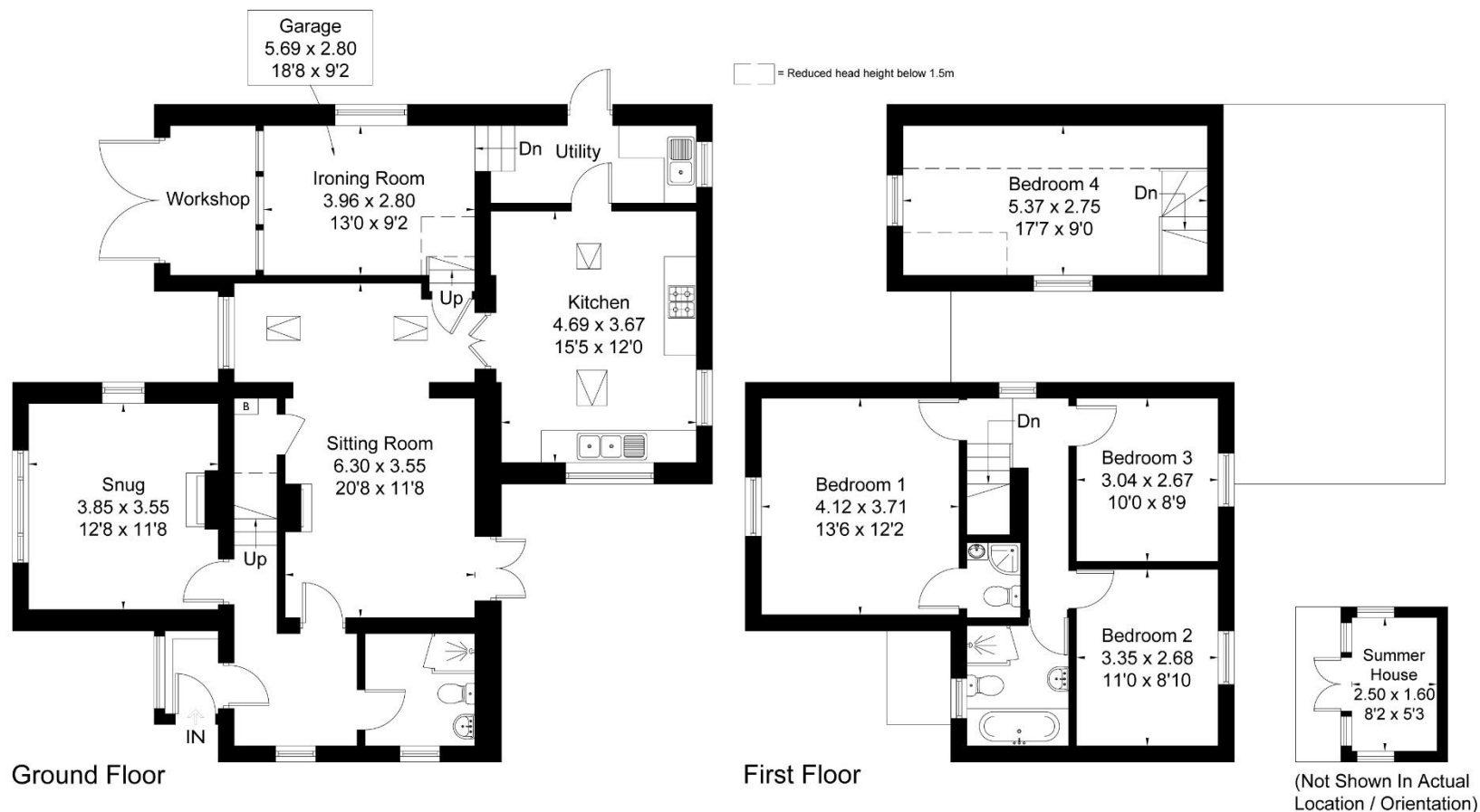
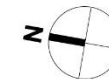
EPC Rating: D

VIEWINGS

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



Approximate Area = 161.1 sq m / 1734 sq ft
 Summer House = 4 sq m / 43 sq ft
 Total = 165.1 sq m / 1777 sq ft
 Including Limited Use Area (7.1 sq m / 76 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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