

# LAKE END, 39 CHARLTON CLOSE

CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 8DH



## LAKE END, 39 CHARLTON CLOSE

Standing in a remarkably quiet location at the end of this established and highly sought after cul de sac, this is a substantial detached family home requiring a sympathetic programme of updating set in a wonderfully large and mature plot of about 0.35 of an acre which leads down to the Lilley Brook.

- Large reception hall
- Delightful living room with triple aspect and lovely outlook over the garden
- Kitchen with pantry, dining room and family room
- Utility room, cloakroom and workshop
- Landing approached by a beautiful oak staircase
- Three particularly large double bedrooms with space for a fourth and/or en-suites. Bathroom.
- Double garage and various other outbuildings, mature colourful gardens, initially laid to wide sun terraces, sweeping lawns, bounded by mature trees and shrubs in all about 0.35 of an acre

### DESCRIPTION

Understood to date from 1959, this substantial detached property has mellow brick elevations under a tiled roof. Lake End has been in the same ownership for a considerable number of years and would therefore now benefit from a sympathetic programme of both restoration and reorganisation. Currently, the property has only three bedrooms, but we believe that the largest would easily divide into two. The house is set well back from the cul de sac being particularly well screened and benefitting from a sizable driveway providing off road parking for a number of vehicles. The gardens boast a South Westerly aspect.





### SITUATION

Charlton Close is an established cul de sac created principally in the 1950's comprising a small number of substantial detached properties, all set in large plots. Nearby amenities include a Sainsbury's Local and several other shops, whilst the old village of Charlton Kings and Six Ways boasts a wider range of shops and supermarkets, proactive Parish church and several pubs. The centre of Cheltenham is some 2½ miles distant whilst the town's nearby and internationally renowned schooling are all easily accessible and the property is within the Balcarras catchment area.

### GENERAL INFORMATION

Services:

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

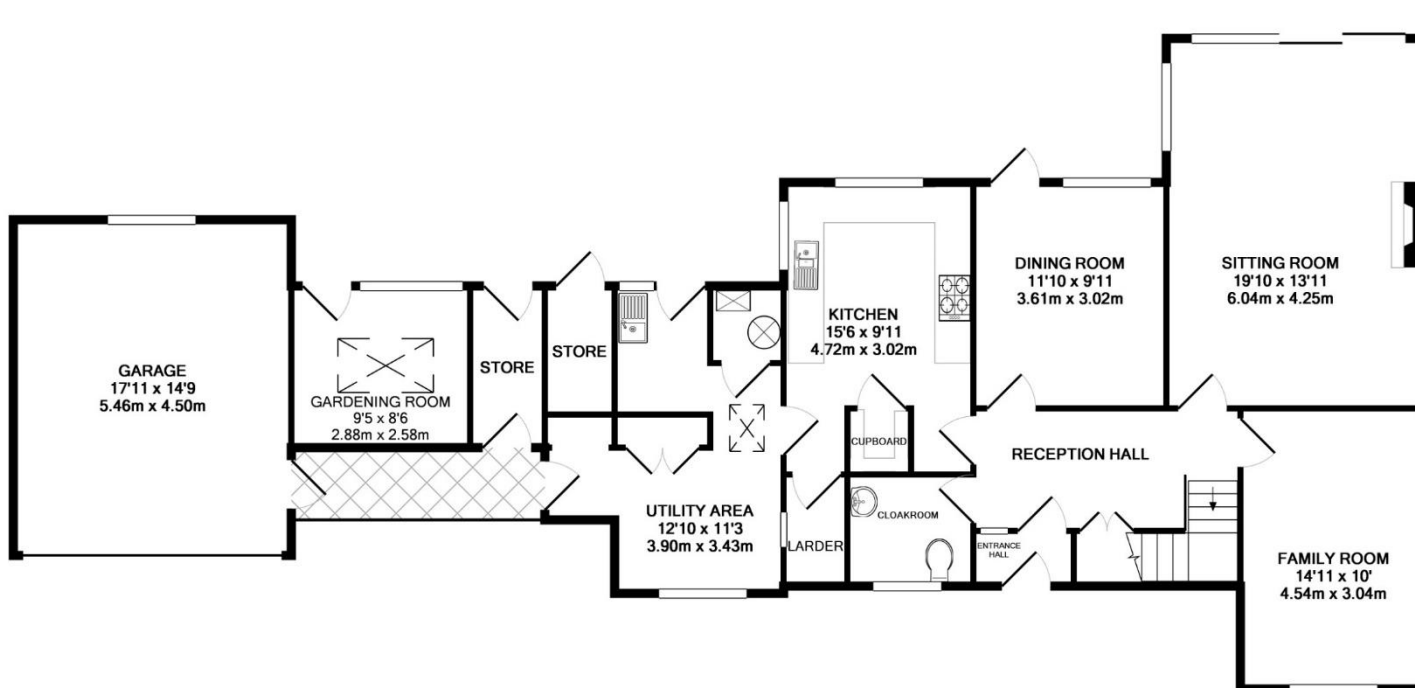
Local Authority:

Cheltenham Borough Council: 01242 262626.

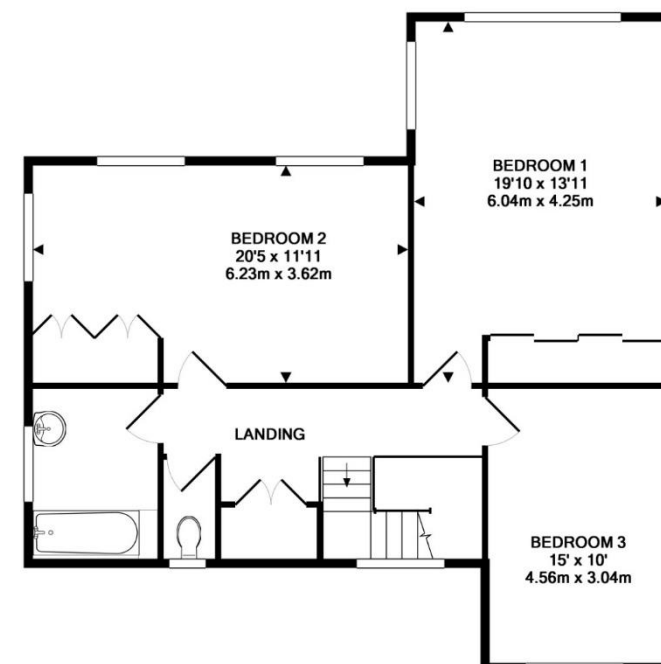
Council Tax Band: G - £2,586.97pa.

Viewing:

Strictly by prior appointment through Charles Lear & Co. on 01242 222722.



GROUND FLOOR  
APPROX. FLOOR  
AREA 138.3 SQ.M.  
(1489 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 84.1 SQ.M.  
(906 SQ.FT.)

TOTAL APPROX. FLOOR AREA 222.4 SQ.M. (2394 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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