

192 LONDON ROAD CHARLTON KINGS

CHELtenham, GLOUCESTERSHIRE, GL52 6HJ





A beautifully designed and surprisingly quiet detached period-style villa, this home offers wonderfully light and spacious accommodation arranged over two floors.

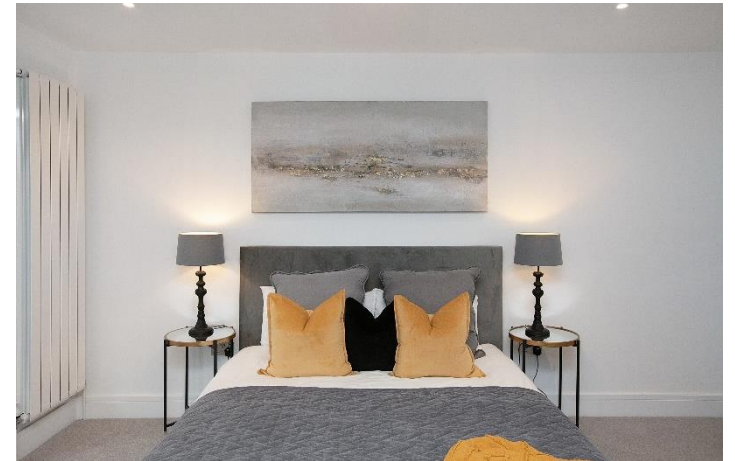
A Regency-style aluminium front door opens into a wide reception hall that provides access to the principal rooms. At the rear of the house is an impressive open-plan kitchen/dining/family room, featuring sliding doors that lead directly out to the garden. Crittall-style internal doors open into a formal sitting room, creating an elegant flow between the spaces. The ground floor also includes a dedicated home office, a utility room, a cloakroom, and both a cloak/shoe cupboard and useful under-stairs storage.

The first floor hosts four bedrooms and three bath/shower rooms. The principal bedroom, positioned at the rear of the property, enjoys a contemporary en-suite shower room. Also overlooking the garden is a second large double bedroom with an en-suite. The remaining two bedrooms share a well-appointed family bathroom, all accessed from a stunning galleried landing that enhances the sense of space.

Outside, the rear garden is designed for easy maintenance, mainly laid to lawn with shrubs and trees, along with a generous patio ideal for outdoor dining. The property also offers valuable off-road parking for two to three vehicles.

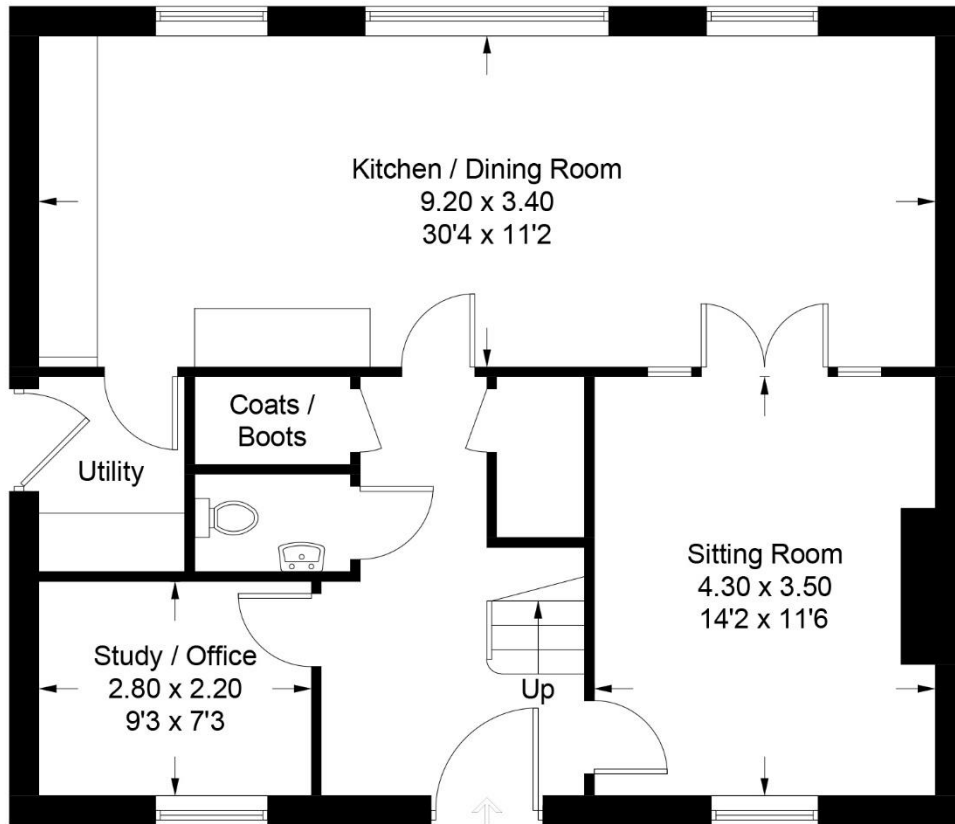
Local amenities at Six Ways and within Charlton Kings Village include a selection of public houses, supermarkets, restaurants and wine bars. The area is also well served by doctors' surgeries, dentists and several highly regarded schools, all within walking distance. Notably, the property falls within the sought-after Balcarras School catchment area, one of the most popular state schools in the area.



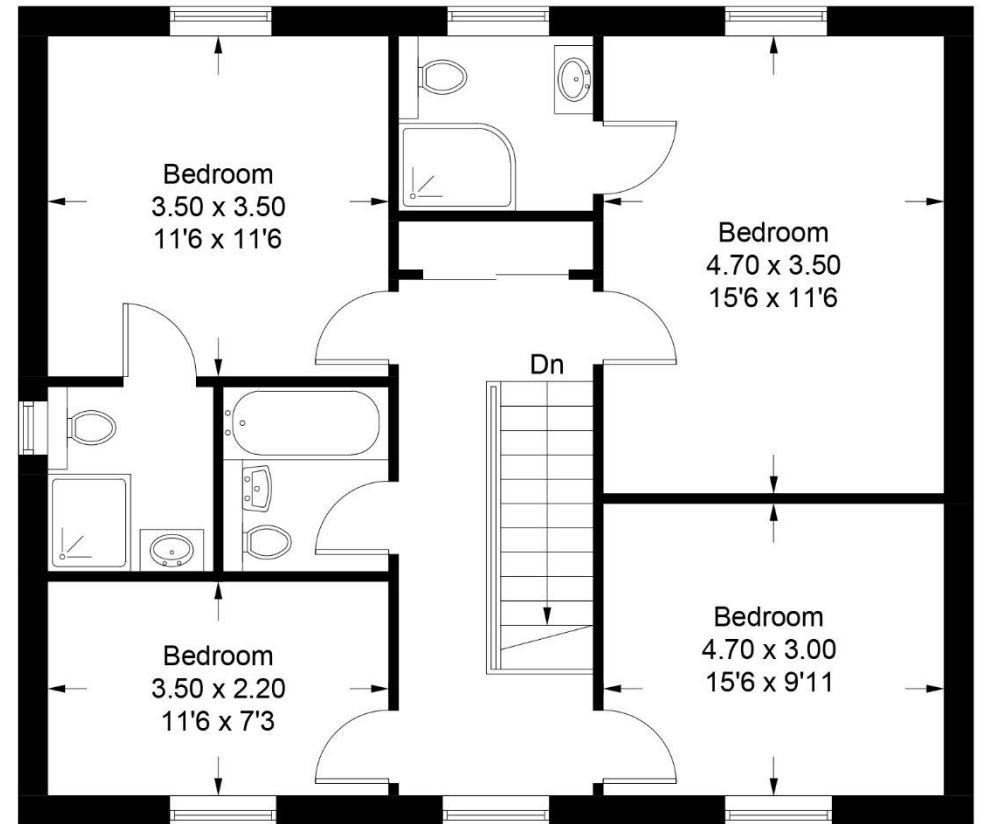


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Approximate Gross Internal Area = 143.5 sq m / 1544 sq ft



Ground Floor



First Floor



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property. The house is heated by a gas boiler, whilst hot water is provided by a hot water tank.

Fibre broadband has been installed as has an electric car charging point. Solar Panels are also located on the roof.

NEW BUILD WARRANTY

A 10-year new home warranty by ICW is included in the sale

COUNCIL TAX BAND

TBC

PRICE

£1,100,000

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
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