

THE CHESTNUTS, 14 CHARLTON PARK GATE
CHELTENHAM, GLOUCESTERSHIRE, GL53 7DJ

 Charles Lear



14 CHARLTON PARK GATE

Situated at the end of one of Cheltenham's most desirable private roads, this beautifully proportioned residence is approaching 4,000sq.ft. and includes six bedrooms, five bathrooms, sitting in generous gardens and grounds measuring 0.67 acres with plentiful garaging and off road parking.

DESCRIPTION

The Chestnuts is a substantial detached family home set in a wonderful private garden, full of colour, in all some 0.67 acres. During their tenure, the present owners have significantly enlarged and upgraded the property in a contemporary style incorporating the highest quality fixtures and fittings. Internally, the stunning reception hall benefits from a spectacular glazed vaulted ceiling and beautifully tiled floor, off which is a useful study. The outstanding pentagon shaped drawing room has a glazed feature wall providing stunning southerly views of the manicured gardens and grounds. The heart of the residence is the fabulous open-plan kitchen/dining/sitting room, all of which are superbly equipped and enjoy glazed doors into the garden, perfect for summer entertaining. In addition, on the ground floor there is a side hall giving access to a large laundry, cloakroom and double garage, above which is a self-contained guest suite. The first floor accommodation is astonishingly light, a bridge gives access to the impressive dual aspect principal suite which comprises of a spacious bedroom, en-suite bathroom and a large dressing area. In addition, there are four further double bedrooms and three shower rooms, all of which are en-suite. Externally, the property benefits from generous parking, garaging for three cars and a beautiful, very private garden.





SITUATION

Charlton Park Gate is recognised as being Cheltenham's premier residential road comprising of a small number of substantial family homes. Local amenities may be found in "the old village" of Charlton Kings or in the popular Bath Road both offering a wide choice of day to day needs, supermarkets, banks and doctors surgeries. The town centre can be reached via a 10 minute drive or a gentle stroll through Sandford Park and this offers a wide variety of boutiques, established shops and wine bars. Cheltenham's varied schools are all within a short drive, the nearest being Cheltenham college and St. Edwards.

GENERAL INFORMATION

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

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (G) - £3,318.20pa. (2022/2023).

VIEWINGS

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



Approximate Area = 352.5 sq m / 3794 sq ft (Excluding Void)
 Garage = 48.2 sq m / 519 sq ft
 Total = 400.7 sq m / 4313 sq ft
 Including Limited Use Area (1.8 sq m / 19 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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