



RIVERSIDE  
CHARLTON KINGS | CHELTENHAM



## GO WITH THE FLOW...

Tucked away in a leafy glade next to a pretty stream, Riverside revels in peace and solitude yet is only minutes from the thriving Cheltenham suburb of Charlton Kings.

This beautifully presented 2,000 sq ft detached four-bedroom, three-bathroom house has been renovated and extended to the highest of standards in the past seven years, and is simply perfect for a growing family.

Exclusive Bafford Lane is a no through road and a designated conservation area, dotted with similarly fashionable homes. Along with all the home comforts on offer it enjoys the kudos of being within the catchment area of Balcarras School, one of the most sought-after state secondaries in the UK.

Riverside is a contemporary base for family life at its finest, all revolving round a chic hub - a sensationally light and airy modern open-plan kitchen/living/dining area. It's backed up by a large separate family room/study and a utility room.

Upstairs, the four bedrooms are super-spacious and two of them have en-suite shower rooms. The principal bedroom is particularly luxurious with its dressing room and boutique-chic oval bathtub positioned beside the window and revelling in views of the gently flowing Lilley Brook.

The rear garden is easy-maintenance courtyard style - private, safe and secluded - while the front driveway (shared with an adjacent house) lies behind electric gates and has gravelled parking space for several cars. There's also an integral single garage.



Charlton Kings boasts a bustling main shopping street with a great mix of independent boutiques, a supermarket, pubs and restaurants, while the centre of dazzling Regency Cheltenham with its endless attractions is just two miles away.

Riverside is an exceptional house in an idyllic location, let's tell you more . . .

## OPEN-PLAN AND THE LIVING IS EASY

Open-plan, boosted by pared-back neutral décor and oodles of natural light, is the height of cool - and Riverside offers a classy reflection of the trend.

The front door swings open into the entrance hall and a first glimpse of the monotone decor accents. Black interior doors and staircase contrast with the elegant neutral backdrop and it's a look that's repeated to great effect throughout the entire house.

A cloakroom with WC is tucked away to the right of the front door and beyond this a door opens to reveal the 'wow' part of the house - the free-flow living area which extends from

a cosy 14x11ft sitting room into a super-sleek 26x14ft kitchen with an entire wall of floor-to-ceiling gloss white cupboards and drawers, a bespoke design by Pittville Kitchens of Cheltenham, including integrated Siemens oven and combi oven/microwave, two fridge/freezers and dishwasher. This is backed up by copious deep drawer storage in the substantial central island, illuminated by an overhead trio of contemporary pendant lights and complete with sink, Siemens induction hob and space for three bar stools - the perfect place for quick breakfasts, children's homework or guests to enjoy a drink while the hosts prep supper.





The kitchen is flooded with natural light via a Velux skylight and duo of floor-to-ceiling picture windows overlooking the garden - it flows seamlessly into the 11x9ft dining room, another super-sunny space with a pair of skylights and French doors to the outdoor terrace. This seamless transition from indoors to outdoors is perfect for summertime family barbecues or pre-dinner drinks with guests.

The utility room, with sink and plumbing for laundry appliances, is tucked away behind the garage and accessed from the garden.

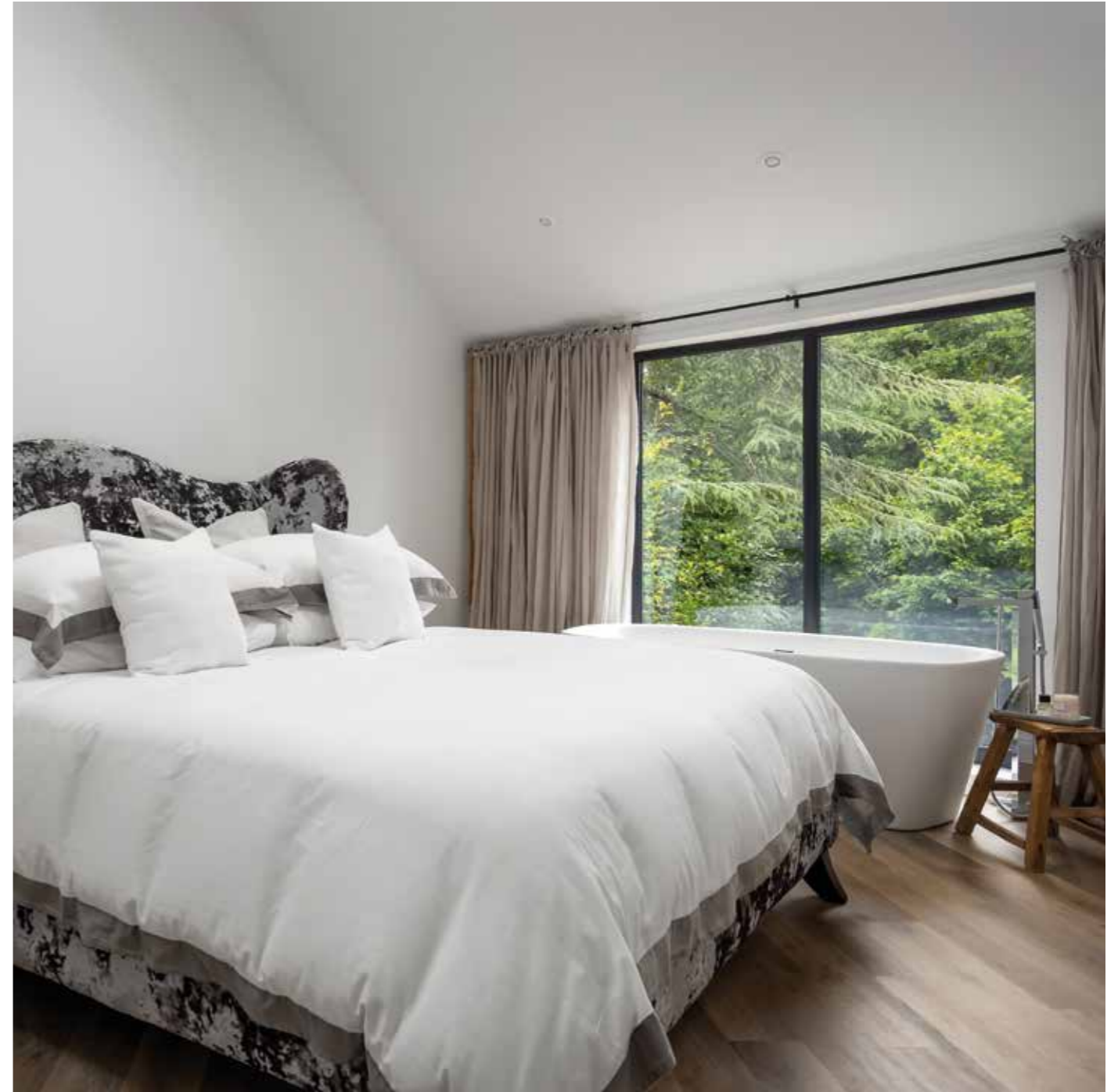
To the left of the entrance hall is another large double-aspect reception room, 19x9ft, that is perfect for the family to spend time together - just add a wall-mounted TV and squashy sofas plus, if desired, a desk for home working/study. The choice, of course, is yours.

## BIG BEDROOMS

The generous size of Riverside's bedrooms is a standout feature of this lovely house, and the 16x12 ft principal suite is the highlight. The freestanding white oval bath in front of the window adds a real touch of glamour to this chic, bright room - a duo of skylights add to the light quota. It comes with a modern shower room, accessed seamlessly from the bedroom, and a large dressing room kitted out with hanging rails and storage.

The second bedroom, 17x9ft, would be perfect for guests as it has its own en-suite shower room. It's also equipped with lots of built-in storage.

At 18x9ft, the third bedroom is even bigger and would be great for a teenager or perhaps a couple of younger children sharing. A sleek monotone bathroom serves this and the fourth bedroom, which is smaller at 10x9ft and fitted out with a wall of useful built-in wardrobes.









## CHIC, NEAT AND EASY-CARE GARDENS

Enclosed on all sides by high, white-rendered walls and completely paved, the courtyard garden is very easy to care for but still offers plenty of room for relaxing, al fresco dining or for children to play safely.

The rear wall shelves down in tiers and has a raised section for planters and pots plus a fenced area above it planted with young trees and shrubs.

The entire garden is pretty much a blank canvas for the new owner to style as pleased – facing South-West it's a beautiful sunny spot and mood lighting takes over when dusk settles.





## ROUND AND ABOUT

Education is, of course, a priority for families and the choice of both state and private schools in the vicinity is hard to beat. The two nearest primary schools, Glenfall Community Primary and Charlton Kings Junior, are both Ofsted-rated 'good' while Naunton Park Primary is 'outstanding'. The similarly 'outstanding' rating of Balcarras secondary school is emulated by Pate's Grammar and the new The High School Leckhampton. Highly-rated independent schools, all within a couple of miles, include Ashley Manor Prep, Berkhamstead School, Cheltenham College, Cheltenham Ladies' College, St Edward's, Dean Close and The Richard Pate School.

It's a short stroll from Riverside to the bustling centre of Charlton Kings with its enviable mix of exclusive independents, a supermarket, pubs and cafes alongside a GP surgery, vets, library and pharmacy. Pop into Cheltenham for larger supermarkets including Waitrose, Sainsbury's, Tesco, Asda and M&S Simply Food.

The surrounding countryside beckons all-year-round with myriad walks, cycle rides and delightful foodie pubs for refreshment – the nearby Frogmill Inn and Langton Country Pub are local favourites. Dowdeswell reservoir and woods is a designated

nature reserve and perfect for walking both dogs and energetic children while Cheltenham's iconic outdoor pool, Sandford Lido, is the place to go on a hot summer's day – at 50 metres it's one of the largest outdoor pools in England.

Nearby, Dunkerton's cider, retail and al fresco eating emporium is highly rated - it's owned by Superdry founder Julian Dunkerton. Also close by is the Siblings distillery, founded and run by four siblings. They run regular distillery tours and there's unlimited G&Ts throughout!

Offering just about everything you could ever desire, Cheltenham (two miles) is dazzling, refined, cultured, and as lively as you like! It's a cultural hotspot with world-renowned festivals covering everything from literature, jazz, film and music to science, cricket and food and drink. And then, of course, there's horse-racing with the Gold Cup, the calendar highlight each March.

The A40 to the centre of Cheltenham runs through Charlton Kings – in the opposite direction it accesses Oxford and London. It's just a short drive to reach the M5 for Bristol and Birmingham while mainline trains run from Cheltenham station.

## WHERE TO GO WHEN YOU NEED:



**Milk:** Sainsburys Local (open until 10pm) on the Cirencester Road is a two-minute drive away.



**Weekly Shop:** Morrisons on Warden Hill is nearby. In central Cheltenham, less than a 15-minute drive, Waitrose is very centrally located on Honeybourne Way and is open seven days a week. Also, in Cheltenham are Tesco, Sainsburys and M&S.



**Dinner/Drinks:** In the Charlton Kings area The Royal on Horsefair Street is a spacious pub. The Merryfellow is an informal spot and good for breakfast and local fayre. Poco Culina in Charlton Kings is highly rated and with a delicious vegan menu. The centre of Cheltenham offers a wide range of international cuisine. Well-known restaurants include The Ivy, Brasserie Blanc, Gallimores Kitchen, the Giggling Squid and the Chelsea Brasserie to name a few.



**Golf:** For golfers there are many outstanding courses nearby. Lilley Brook Golf Club is less than a mile away. Also, all next to each other and less than a 4-mile drive are: The Cotswold Hills Golf Club, Star Golf and Ullenwood Manor Golf Course. As well as being challenging for keen golfers they are set in the most stunning surroundings – the backdrop of the Cotswolds Area of Outstanding Natural Beauty.



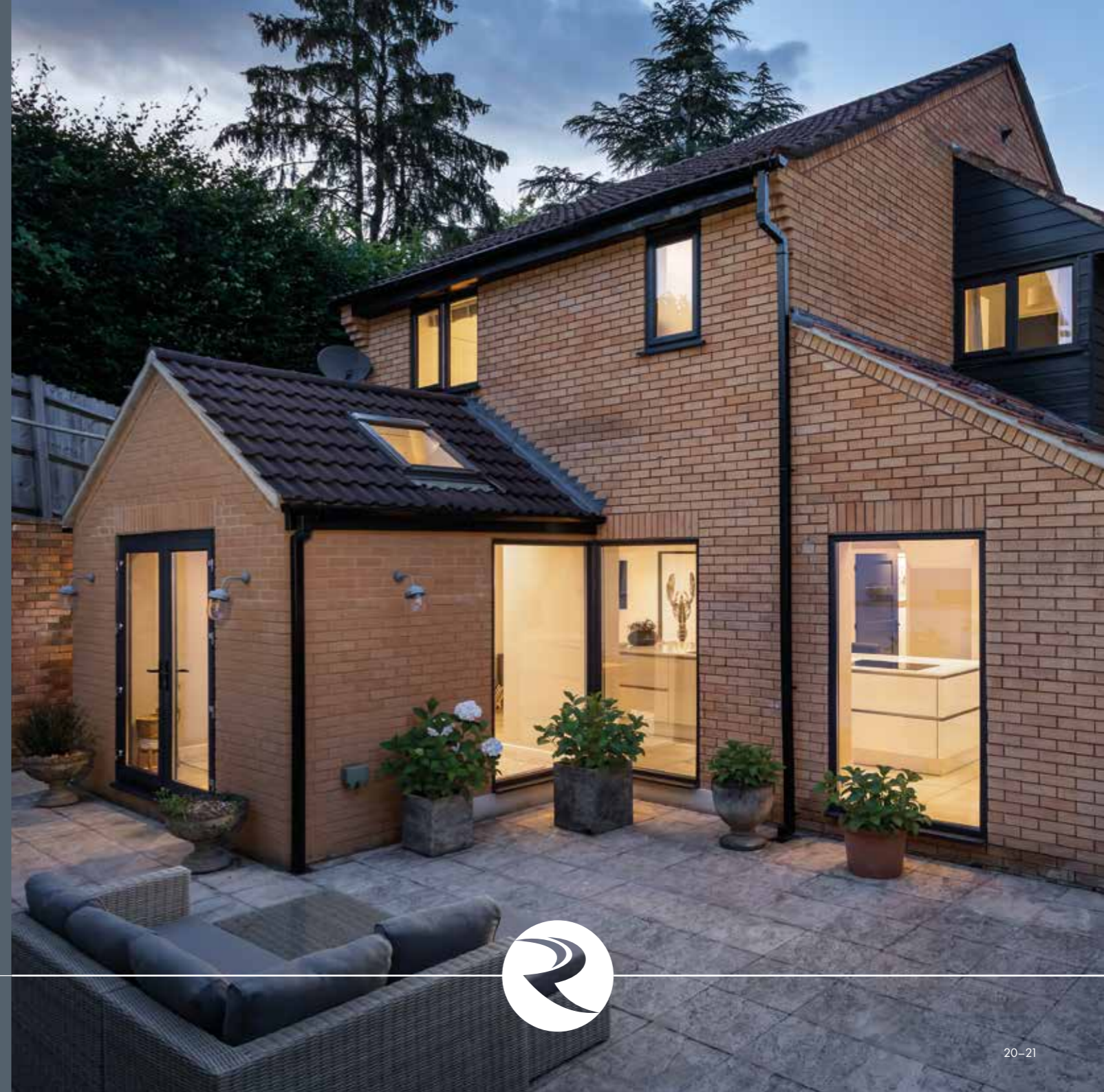
**Gym/Fitness:** There are many gym and fitness clubs in the locality. Gyms off the Leckhampton Road include Studio Fit and Solace Gym. Also, a mile away is Battledown Gym. For swimmers the Sandford Parks Lido, with a 50m heated pool, is a six-minute drive away.

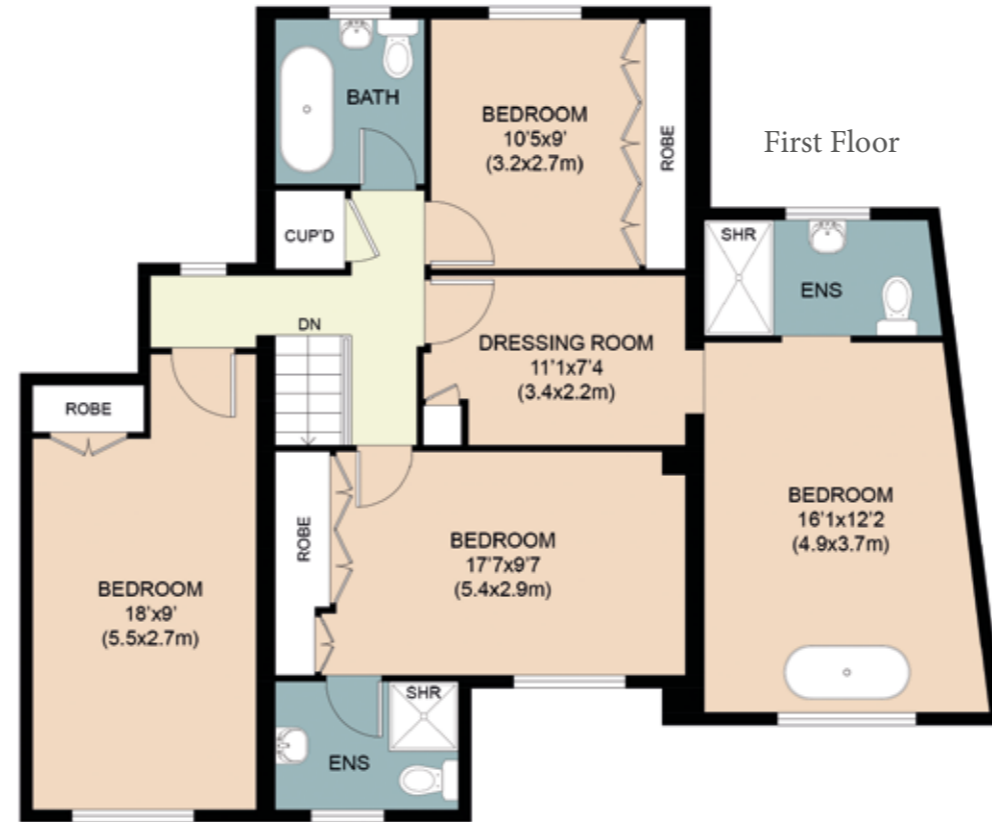


**Schools:** Schools near to Riverside include the primary schools, Glenfall Community Primary and Charlton Kings Junior, both Ofsted-rated 'good'. Naunton Park Primary is Ofsted-rated 'outstanding'. Balcarras secondary school is emulated by Pate's Grammar and The High School Leckhampton all Ofsted-rated 'outstanding'. Highly-rated independent schools, all within a couple of miles, include Ashley Manor Prep, Berkhamstead School, Cheltenham College, Cheltenham Ladies' College, St Edward's, Dean Close and The Richard Pate School.



**Walks:** Nearby, the walk up Leckhampton Hill to Devil's Chimney is great for those who like a vigorous hike and, once there, affords the energetic stunning views over Cheltenham and Gloucester. On your doorstep there is the whole of the Cotswolds to explore with glorious walks around Cleeve Hill, Winchcombe and Broadway. Pick up part of the 102-mile Cotswold Way for an extended hike. Other well documented trails are the Wyche Way and the Winchcombe Way. Whether you are looking for a short stroll or a long hike there is something for everyone within a short distance of Riverside.





### The Finer Details...

- Local Authority - Cheltenham Borough Council
- Services - All Mains Services
- Tenure - Freehold
- Bespoke kitchen by Pitville Kitchens

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Approx. Gross Internal Area: 1979 sq.ft / 183.9 sq.m

Approx. Gross Internal Area (inc. Garage): 2151 sq.ft / 199.9 sq.m

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