



CHARLTON COURT, BALCARRAS ROAD

CHARLTON KINGS ♦ CHELTENHAM ♦ GL53 8QG



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A stunning new build detached home of the highest quality with extensive accommodation in a secluded position close to the ever popular Balcarras School

Charlton Court

Three floors of accommodation comprising entrance hall ♦ sitting room ♦ dining room
♦ garden room ♦ kitchen/breakfast room ♦ utility room ♦ cloakroom

Six double bedrooms including a master bedroom suite with dressing room and exquisite en suite bathroom ♦ three guest suites with en suite shower rooms ♦ family shower room serving bedrooms five and six

Outside

Generous garden with lawns and entertaining areas

- ♦ brick wall front boundary with path to the front door and electric gates to a wide block paved driveway
- ♦ double garage with office over accessed via external staircase
- ♦ roof terrace

Savills Cheltenham

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Situation

Balcarras Road is a no through road found on the Southern fringe of Charlton Kings, within walking distance of Balcarras School. Charlton Court is located approximately half way along the road enjoying a peaceful setting, overlooking playing fields at the rear and with little passing traffic.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.



Description

Charlton Court is a unique detached newly built three storey house constructed by well respected local developer Robert Deacon.

The house is of stunning design of red brick elevations under a slate roof with pale stone window and door surrounds, Cotswold stone wall to the front and a brick paved driveway to the side, with an electric sliding gate between twin brick pillars.

Internally, the incredibly spacious accommodation comprises six double bedrooms which includes a second floor master bedroom suite with a dressing room and a walk in storage area, as well as a fabulous en suite bathroom with a glass divide, comprising large shower, central free standing bath, twin wash basins and his and hers WC's. On the first floor are five further double bedrooms, three of which with en suite shower rooms, bedrooms five and six sharing a family shower room.





The beautifully balanced ground floor accommodation flows superbly with a wide central hallway with doors ahead and to either side providing access to the principal reception rooms. The double aspect sitting room is to the left and includes a pale stone fire surround ready for a log burner or similar.

To the right of the hall is the dining room with double opening doors to an inner hallway. The stunning garden room overlooks the garden, with twin sets of bi-folding doors providing unrestricted access on to the al fresco entertaining area.

A wide opening leads in to the kitchen/breakfast room including a superb range of fitted cupboard and drawer units with an integrated central island unit and a range of appliances. A further set of bi-folding doors lead to the garden. Beyond the kitchen is a fitted utility room and a cloakroom.

Outside

To the side of the house is a block paved driveway behind a sliding electric gate with space for a number of vehicles in front of the detached 30' garage. Above the garage, accessed via a staircase at the rear is a useful additional room which could be used as an office/ gym/studio.

The garden is a very good size and includes lawned areas, with hard landscaped entertaining areas with a low brick wall to the front and lapped fencing to the remaining boundaries. Accessed from bedrooms two and four is a roof terrace enjoying some fantastic views.

Services

Mains water, electricity, gas and drainage. Gas fired under floor central heating.

Local Authority

Cheltenham Borough Council. Tel: 01242 262626.

Tenure

Freehold with vacant possession on completion.

Viewing

Strictly by appointment with Savills



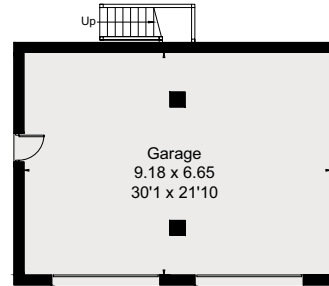


Floor Plans

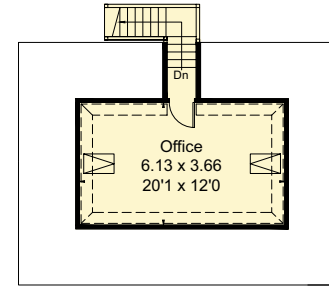
Gross Internal Area (approx) = 450.3 sq m / 4847 sq ft

Garage = 87.5 sq m / 942 sq ft

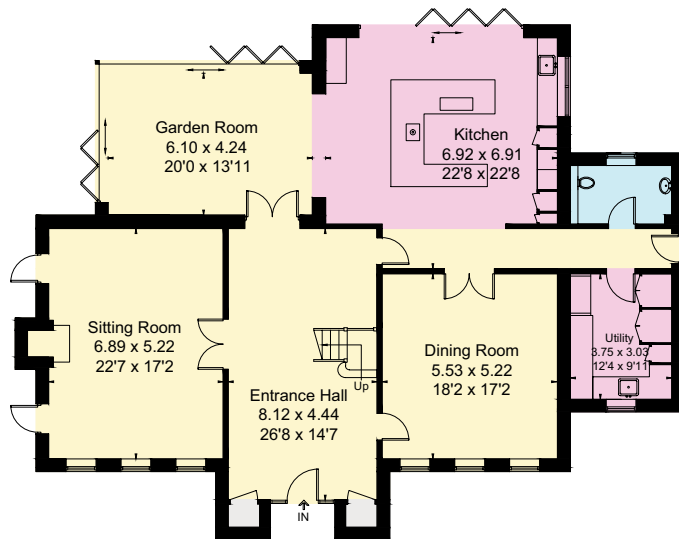
Total = 537.8 sq m / 5789 sq ft



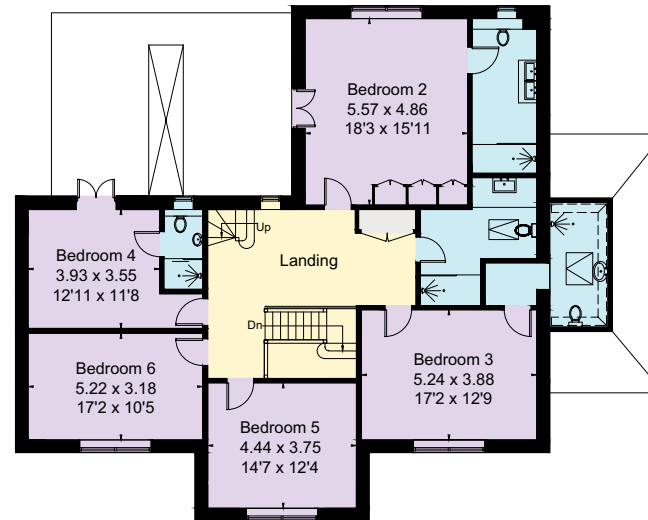
Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



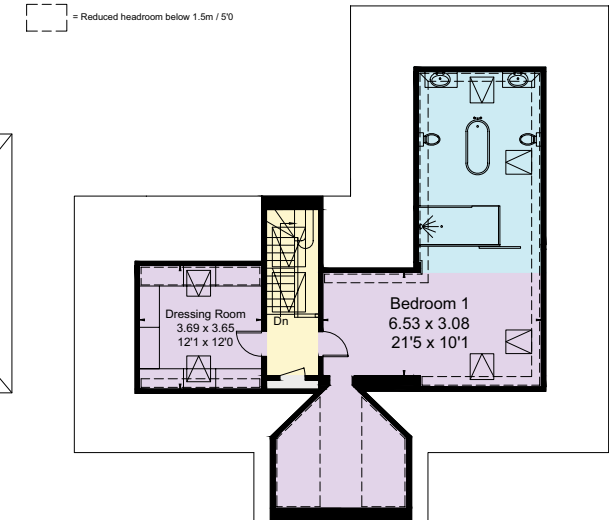
Garage - First Floor



Ground Floor



First Floor



Second Floor

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