



PETER BALL & CO.
ESTATE AGENTS

HORSEFAIR STREET, CHARLTON KINGS, CHELTENHAM GL53 8JS

Offers in excess of £500,000

- South Facing Garden
- Balcarras Catchment
- Detached
- Close To Amenities
- Driveway Parking
- Garage
- Potential To Extend
- No Onward Chain

PROPERTY DESCRIPTION

A rare and exciting opportunity to acquire a detached family home that offers potential to modernise and extend even further in the heart of sought after Charlton Kings.

Enviably located the property is within a short walk of highly regarded schools, local shops and pubs, with playing fields and country walks on its doorstep. Whilst in need of some modernisation the property has been lovingly maintained. The extended and versatile accommodation on offer in brief comprises; entrance porch, large reception hallway with block wood flooring that continues throughout the ground floor, formal dining room, living room with sun room extension and French doors to the rear. A more recently fitted kitchen breakfast room overlooks the garden with further cloakroom, art studio, garage and garden all accessed via an internal lobby. Upstairs are three comfortable double bedrooms and family bathroom with traditional white suite.

Recessed from the road the property enjoys mature and well

stocked gardens to front and back. To the rear and enjoying a south westerly orientation is a private and securely enclosed family garden. Circa 60' in length, a large patio seating area and lawn provide an ideal space in which to relax or entertain family and friends.

The property further benefits from an integral garage with power and light and driveway parking for multiple cars. There is double glazing and gas central heating throughout. Within catchment for the highly regarded Balcarras secondary school and offering potential to add further value viewing of this detached family home comes recommended.

SITUATION

Charlton Kings is a village ideally located towards the east of Cheltenham, the centre for the Cotswolds, and is noted for its splendid range of schools including the renowned Balcarras and St. Edward's. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through the area providing good connections. The property is situated within walking distance of local shops, supermarkets, library and pubs.

DIRECTIONS

Leave our Charlton Kings office on the A40 towards Oxford. Turn right at the Sixways traffic lights into Copt Elm Road, straight over the mini roundabout. Proceed to the end of Copt Elm Road and follow the road round the church. Turn left into Horsefair Street where the property can be found on the right hand side just after the veterinary surgery.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band E.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	50

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 84.2 sq. metres (905.9 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



Total area: approx. 131.9 sq. metres (1419.4 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.