



HETTON GARDENS, CHARLTON KINGS, CHELTENHAM GL53 8HU

£635,000

- Balcarras Catchment
- Stunning Views
- Four Bedrooms
- Potential To Extend
- Kitchen Dining & Utility
- Garage & Parking
- South Facing Garden
- Close To Amenities

Occupying a generous corner plot this immaculately presented detached family home, in the heart of Charlton Kings, boasts stunning panoramic views and a south facing garden. Viewing is essential.

Conveniently located within a short walk of the popular Sixways area of the affluent suburb of Charlton Kings, Hetton Gardens is a quiet cul de sac of similar detached family homes. A select development built circa 1970 it was formerly the grounds of Hetton Lawn, made famous by Lewis Carroll and his novel *Through The Looking-Glass*. On the edge of Cotswold countryside and with Regency Cheltenham's town centre nearby it strikes the perfect balance between town and country living. Easy access to the A40/ London and the A435/Cirencester makes it ideal for commuting.

Immaculately presented throughout the accommodation on offer in brief comprises; spacious reception hallway, cloakroom, dual aspect living room with feature fireplace and patio doors to the rear, open plan modern fitted kitchen dining room with French doors to the garden and a separate utility room. Upstairs and enjoying stunning panoramic countryside views to the rear are four bedrooms and a family bathroom fitted with a modern white suite.





Occupying a generous corner plot there is potential to extend further. The private rear garden enjoys an open aspect and south facing orientation. Large lawn and patio seating areas are securely enclosed with gated side access. The property further benefits from off road parking, a detached double garage, double glazing and gas central heating throughout. Within catchment for the highly regarded Balcarras Secondary School viewing of this detached family home comes recommended.

AREA

Charlton Kings is a village ideally located towards the east of Cheltenham, the centre for the Cotswolds. Adjacent to green belt open countryside and an Area of Outstanding Natural Beauty it is noted for its splendid range of schools including the renowned Balcarras and St. Edward's. An affluent suburb of Regency Cheltenham there is a vibrant village community alongside a variety of accommodation and amenities. There are superb recreational activities in and around Charlton Kings including the Lilley Brook Golf Club and country walks. The popular area of 'Sixways' offers a range of services that include, cafés, pubs and restaurants, doctor's surgery, chemist and optician. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through Cheltenham providing good connections along with a bus route to the town centre.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band F.

DIRECTIONS

Leave our Peter Ball & Co office and head down Overbury Street opposite the office. At the junction with Cudnall Street go straight over into Hetton Gardens where the property can be found directly ahead.



Total area: approx. 118.7 sq. metres (1277.8 sq. feet)

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

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ENTRANCE HALL

CLOAKROOM

LIVING ROOM

18'11 X 11'7 (5.77m X 3.53m)

KITCHEN/DINER

UTILITY

16'11 5'11 (5.16m 1.80m)

BEDROOM ONE

14'1 X 11'8 (4.29m X 3.56m)

VIEWES

BEDROOM TWO

11'7 X 9'7 (3.53m X 2.92m)

BEDROOM THREE

11'7 X 6'10 (3.53m X 2.08m)

BEDROOM FOUR

9'7 X 6'11 (2.92m X 2.11m)

BATHROOM

GARAGE

16'11 X 15'9 (5.16m X 4.80m)

OUTSIDE

