

THE VILLA, 10A GREENWAY LANE,
CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL52 6LB



THE VILLA, 10A GREENWAY LANE

One of a kind, this stunning brand new house by Marcus Homes pushes the boundaries of design and has been completed to exacting standards throughout. Behind electric gates with a private drive and double garage, 'The Villa' has four double bedrooms, a kitchen by Abitalia and contemporary bathrooms.

- Wide reception hall with contemporary staircase and cloakroom accessed via an impressive front door
- Substantial kitchen/dining/living room designed by Abitalia, Cheltenham and with a dual aspect picture window and sliding door onto a private patio
- Spacious sitting room with dual aspect glazed sliding doors opening onto the garden
- Study/occasional bedroom 5 with glazed sliding door onto a private patio
- Master bedroom suite with contemporary range of fitted wardrobes and en-suite shower room
- Three further double bedrooms and bathroom
- Double garage and driveway behind electric gates
- Beautifully peaceful west facing garden

DESCRIPTION

Constructed by the reputable Marcus Homes, a well-known family company renowned for their innovative design and quality of finish since 1974. 'The Villa' is a brand new house which comes complete with a 10 year Buildzone warranty. Approached via electric gates and a long private drive, this unique detached family house has four double bedrooms and two bathrooms which are beautifully complimented by spacious living accommodation including a spectacular contemporary kitchen, a generous sitting room and study.





SITUATION

In a remarkably peaceful position, set back from the road and approached via electric gates at the end of a long private drive, 'The Villa' is situated in Charlton King's and within moments of the wide range of amenities at popular 'Sixways' which include: a supermarket, doctors surgery, and public houses to name but a few. St. Edward's Junior School is on the doorstep whilst the Senior School and Balcarras are also within walking distance. Nearby Aggs Hill provides some of the area's most enjoyable walking country and is accessible on foot. The A40 to Oxford and London is also particularly convenient.

GENERAL INFORMATION

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

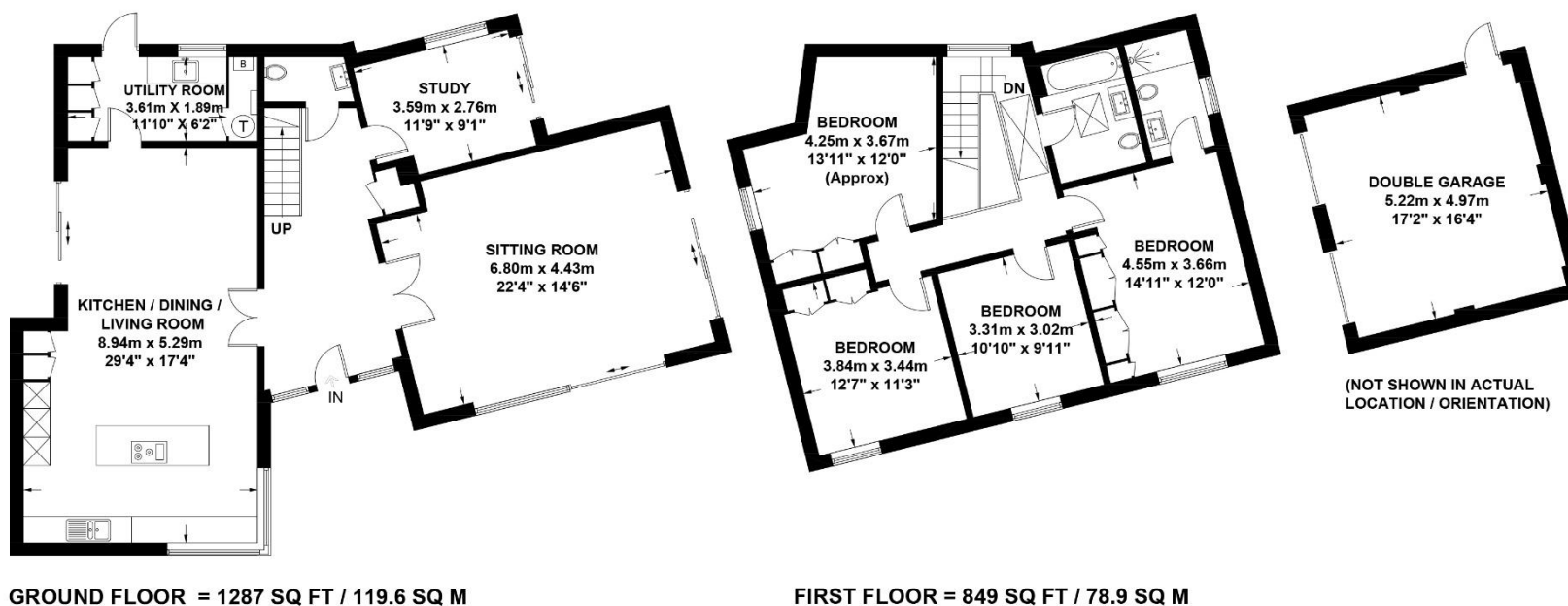
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (TBC) - £TBCpa. (2018/2019).

VIEWINGS

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



Approximate Gross Internal Area (Excluding Void) = 198.5 sq m / 2136 sq ft
 Garage = 25.9 sq m / 279 sq ft
 Total = 224.4 sq m / 2415 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Cheltenham Home Inspection © 2019