



WOODMEADE CLOSE, CHARLTON KINGS, CHELTENHAM GL52 6TN

£585,000

- End Terrace
- Balcarras Catchment
- 4 Double Bedrooms
- 2 En Suites
- Three Storey Living
- Garage & Parking
- Open Plan Kitchen/Dining
- Utility & Cloakroom

A deceptively spacious and sociable four bedroom family town house in desirable Charlton Kings.

Built in 2006, Woodmeade Close is a select development of executive, terraced property enviably located within a short walk of open countryside, highly regarded schools and the village amenities available in this affluent suburb.

Conveniently situated just off the A40 it is ideal for commuting to Oxford/London and with Regency Cheltenham nearby it offers the perfect balance between town and country living.

Immaculately presented throughout the spacious living accommodation on offer is arranged over three floors and in brief comprises; reception hallway, cloakroom, utility, sociable open plan living and dining room to the rear with fully integrated modern fitted kitchen breakfast area and French doors to the garden. On the first floor there is a double bedroom with en suite and approx 17' x 15' full width sitting room. The top floor offers three double bedrooms and family bathroom. The spacious master bedroom is fitted with double wardrobes and enjoys further en suite bathroom facilities.





To the rear is a private, Mediterranean style low maintenance garden. Expertly landscaped it is established and securely enclosed with gated access to the side. A water feature and patio seating area make for a tranquil space in which to relax or dine Alfresco.

Additional highlights include off road parking for two cars, integral garage, gas central heating and double glazing throughout. Within catchment for the highly regarded Balcarras Secondary School viewing of this spacious family town house comes highly 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. Main roads to London and Oxford (A40) and Cirencester (A435) all run through Charlton Kings providing good connections. With convenient access to the Cheltenham town centre, local shops, pubs and restaurants this area is a particularly popular part of Charlton Kings. There are superb recreational activities in and around Charlton Kings, including the Lilley Brook Golf Club and country walks.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band E

DIRECTIONS

Leave our Charlton Kings office on the A40 London Road heading towards Oxford. Through the Sixways traffic lights, Woodmeade Close is on the left hand side just after the turning into Nazareth House care home.

Ground Floor

Approx. 67.5 sq. metres (727.0 sq. feet)



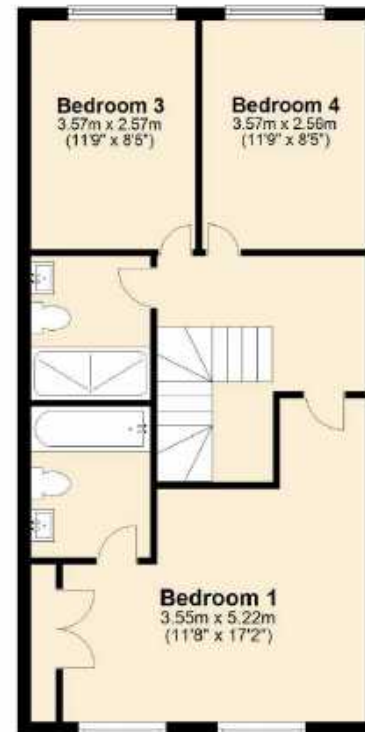
First Floor

Approx. 56.4 sq. metres (607.3 sq. feet)



Second Floor

Approx. 56.0 sq. metres (603.0 sq. feet)



Total area: approx. 180.0 sq. metres (1937.3 sq. feet)

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

www.peterball.co.uk

KITCHEN/DINING ROOM
22'8" MAX X 17'2" MAX (6.91m MA X X
5.23m MA X)

UTILITY
7'10" X 6'2" (2.39m X 1.88m)

GARAGE
16'9" X 9'3" (5.11m X 2.82m)

DOWNSTAIRS TOILET
4'7" X 3'3" (1.40m X 0.99m)

HALLWAY
7'4" X 19'10" MAX (2.24m X 6.05m MA X)

LIVING ROOM
17'2" X 15'5" (5.23m X 4.70m)

BEDROOM 2
17'1" X 11'5" (5.21m X 3.48m)

BED 2 EN-SUITE
7'11" X 6'2" (2.41m X 1.88m)

BEDROOM 3
11'9" X 8'5" (3.58m X 2.57m)

BEDROOM 4
11'9" X 8'5" (3.58m X 2.57m)

BEDROOM 1
17'1" X 15'7" (5.21m X 4.75m)

BED 1 EN-SUITE
7'9" X 6'2" (2.36m X 1.88m)

FAMILY BATHROOM
7'5" X 6'2" (2.26m X 1.88m)

