



PETER BALL & CO.
ESTATE AGENTS

WILLOW ROAD, CHARLTON KINGS, CHELTENHAM GL53 8PQ

£485,000

- Balcarras School Catchment
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Utility & Garage Store
- Countryside Views
- Driveway Parking
- Close To Amenities

PROPERTY DESCRIPTION

A deceptively spacious and extended chalet style family home with panoramic countryside views and the backdrop of Balcarras School playing fields. The Beeches Estate is a popular residential development of family homes built in the 1950/60's. Conveniently located within a short walk of the local amenities and sought after schools in the village of Charlton Kings with regular bus routes into nearby Cheltenham Spa, with leisure facilities, parks and the open countryside on its doorstep. Enviously located and very rarely available these semi detached family homes in sought after Willow Road prove extremely popular. Boasting panoramic views across playing fields to the surrounding countryside the property has been extended and recently redecorated by the current owners. The versatile accommodation on offer in brief comprises; covered porch, entrance hallway, an extended galley style kitchen that opens into a sociable, dual aspect family dining area with wood burning stove and French doors to the garden. Two further reception rooms offer flexibility with a large sitting room with patio doors to the rear



alongside a snug/guest bedroom with separate shower room on the ground floor. Upstairs enjoying beautiful views to all sides are three double bedrooms and a family bathroom fitted with a classic white suite. The garage has been converted to provide a useful utility room/office and separate store room. To the front is a large low maintenance tarmac driveway providing off road parking for multiple vehicles. At the rear and a particular highlight, the garden backs onto playing fields with the open countryside beyond as it's back drop. Mainly laid to lawn with large wrap around patio seating area it is securely enclosed by a mix of panel and wire fencing. The property further benefits from double glazing and gas central heating throughout. Within a short walk to the highly regarded Balcarras Secondary School viewing of this versatile and deceptively spacious family home comes highly 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) and Cirencester (A435) all run through the area providing good connections. Local shops, amenities and pubs are all just a short walk away.

DIRECTIONS

Take the A435 towards Cirencester turning left at the junction with Croft Road. At the end of the road turn right onto Little Herberts Road taking the second turning on the left into Beeches Road. Towards the end of the road take the left hand turning into Maple Drive then first right into Cherry Avenue onto Willow Road and the property can be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D.



Energy Efficiency Rating		Current	Potential
100-100%	A		
80-100%	B		82
60-80%	C		
40-60%	D	62	
20-40%	E		
10-20%	F		
1-10%	G		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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. 88.6 sq. metres (956.2 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 125.5 sq. metres (1350.9 sq. feet)

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