

Perry Bishop
and Chambers

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Sandy Lane

Charlton Kings GL53 9DH



Versatile detached chalet style bungalow | Planning in place to extend if desired
Double garage and driveway parking | Sunny southerly facing rear aspect
Additional garage/potential home office/workshop | EPC E

Guide Price £700,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Sandy Lane

Charlton Kings GL53 9DH



4 Bedrooms



3 Bathrooms



1 Reception

A versatile detached chalet style bungalow in all 2145 sq ft and offering excellent scope for further enhancement/improvement.

Occupying a delightful semi rural setting at the top of Sandy Lane. Located close to open countryside, good local schools and amenities the property also benefits from having planning in place for extension/remodelling if desired.

The well proportioned accommodation is predominantly arranged on one level with the exception of the large master bedroom which is 18ft with an en suite and useful built in wardrobes, this lies above the double garage.

Entrance is via a porch which leads through to the entrance hall with storage cupboard. The L-shaped sitting/dining room lies to the rear of the property and enjoys a southerly sunny dual aspect overlooking and with direct access into the garden. The kitchen is fitted, planning permission is in place for this to be extended if desired - plans are in our office.

There are three further double bedrooms, the second bedroom has the benefit of an en suite shower room and there is a further separate main bathroom and useful study.

Additional benefits of this individual property include gas fired central heating, double glazing. As previously described the property enjoys the benefit of planning application number 17/01020/FUL dated 20th July 2017. This enables; single storey front and side pitched roof extension, proposed flat roof rear/side extension, proposed dormer window to front to existing accommodation over garage, internal and external alterations.

Amenities

Charlton Kings is known to date back to the Iron Age, following the discovery of a villa in 1980. Much of the ancient beauty has been retained with Charlton common and the surrounding Leckhampton Hill with its Cotswold trails.





Modernity has developed sought after junior and secondary schools, both state and independent. With a population of around 10,000 there are several well established shopping areas, pubs and four churches. There are community activities, local football teams and a golf club.

An ideal location just a few miles from Cheltenham town centre, but on the fringes before rural areas and good access for Oxford, Cirencester and London.

Directions

From our office bear right along Bath Road. Turn right at the traffic lights into Thirlestaine Road. At the mini roundabout turn right then proceed straight over the next mini roundabout into Old Bath Road. At the next roundabout turn left into Charlton Lane which runs into Greenhills Road. Turn right at the next roundabout into Sandy Lane, continue for a while and the property will be located on the right.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. The above should be verified by your Solicitor or Surveyor.

Local Authority

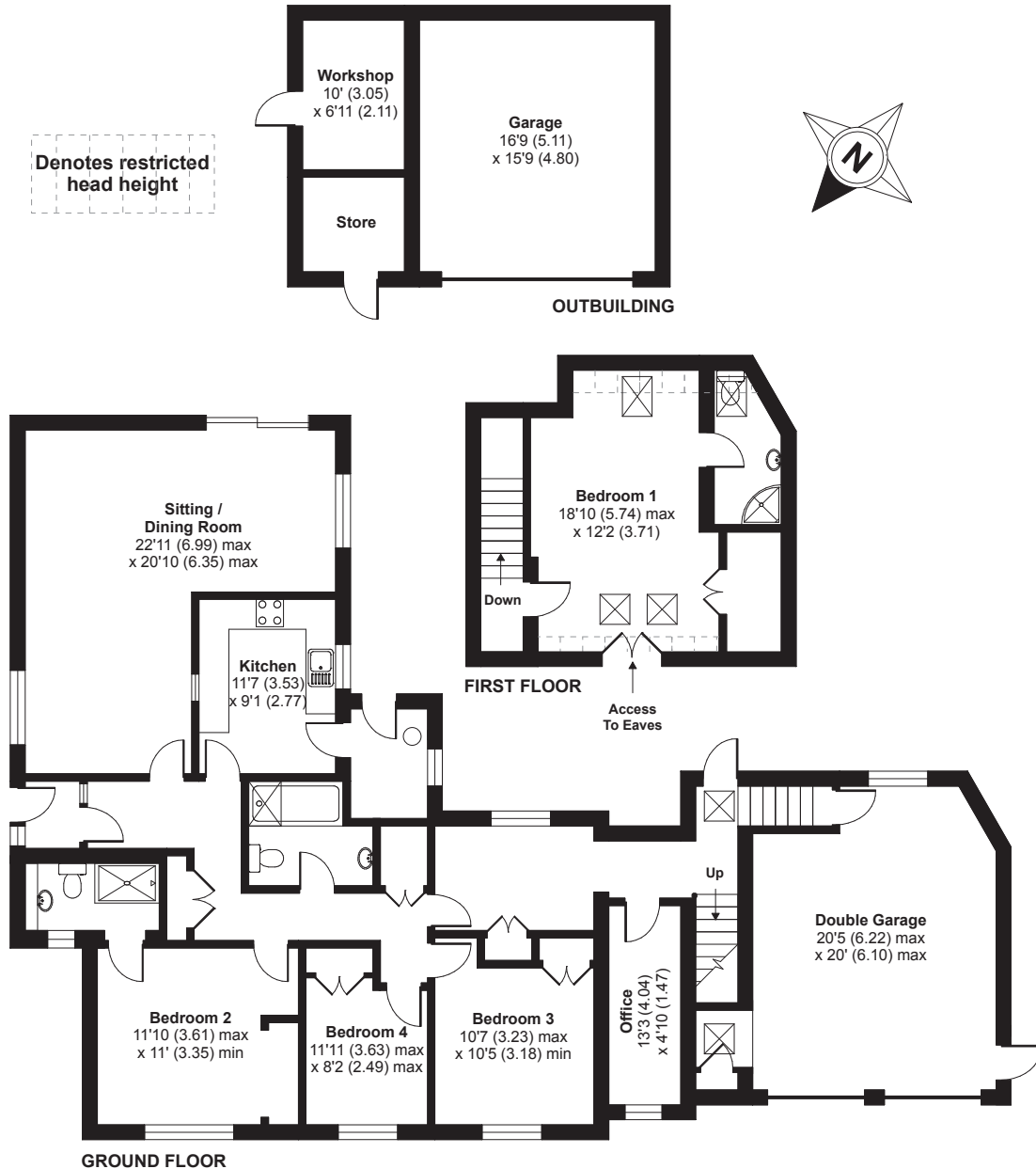
Cheltenham Borough Council

Ref: 91025012/29824/RM



Sandy Lane, Charlton Kings, Cheltenham, GL53

APPROX. GROSS INTERNAL FLOOR AREA 2145 SQ FT 199.2 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT / OUTBUILDING & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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140 Bath Road, Leckhampton, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk

perrybishop.co.uk