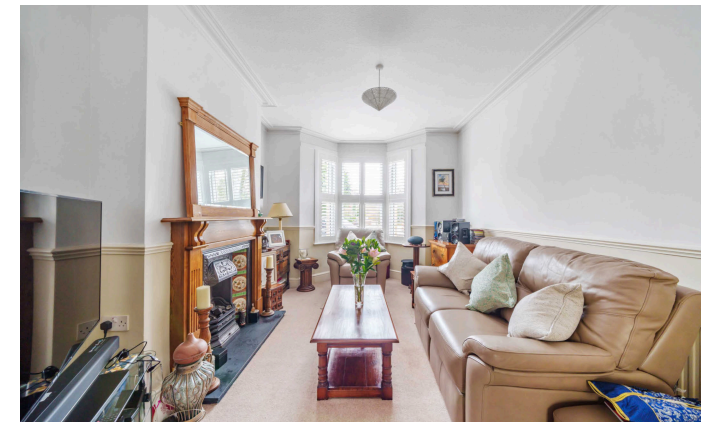


Sandhurst Road, Charlton Kings, Cheltenham, Gloucestershire GL52 6LJ



Victorian semi-detached house • Balcarras School catchment • Three double bedrooms • Two reception rooms • Extended kitchen • Character features • Close to local amenities • EPC D

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### Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

A spacious and well-presented three-bedroom family home which boasts an open aspect to the front, with far-reaching views, and is enviably located close to the amenities and highly regarded schools in sought-after Charlton Kings.

The light and well-proportioned accommodation, in brief, comprises; an entrance porch, entrance hall with stairs to the first floor, 27' open plan sitting/dining room with an attractive feature fireplace, and a large bay window to the front with sash double glazing. To the rear with patio doors and a side door to the garden, the dual aspect 25' kitchen breakfast room has been extended and fitted with a quality modern kitchen, integral appliances, granite work surfaces, and underfloor heating. In addition, there is a cellar providing useful storage.

On the first floor, there are three double bedrooms and a family bathroom fitted with a modern suite.

Outside to the rear is a private garden mainly laid to lawn with well-stocked and mature flower and shrub borders enclosed by a mix of wall and panel fencing with securely gated access to the side. Further patio and covered courtyard seating areas make for the ideal space to BBQ and Al fresco dining.

On a private road, the property further benefits from off-road parking for a small car to the front. Additional benefits include double glazing and gas-fired central heating.

### Amenities

Charlton Kings is a well-established village where much of its 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 Cheltenham town centre proceed along London Road towards Charlton Kings. At the fork Road continue left through the shopping area and at the sixways junction take second left into Ryeworth Road. Continue along taking the first right turning on to Sandhurst Road.

### Services & Tenure

The tenure is Freehold. Mains water, drainage, gas and electricity are connected.

### Local Authority

Cheltenham Borough Council

Council Tax Band: D

### Our reference

CHE/GW/RN/11122023

### We'd love to hear from you

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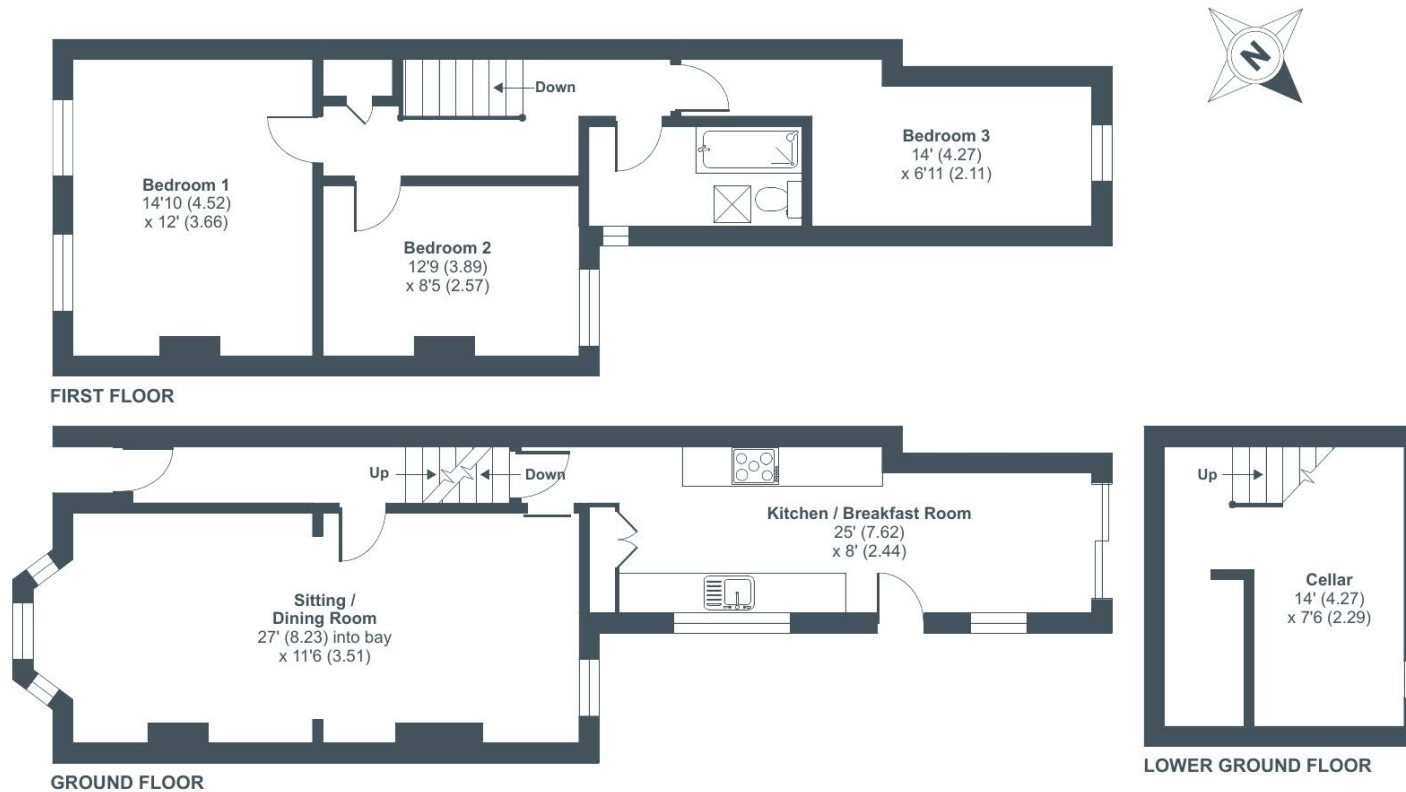




# Sandhurst Road, Charlton Kings, Cheltenham, GL52

Approximate Area = 1319 sq ft / 122.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1056862



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