

Barrington Avenue, The Reddings, Cheltenham, Gloucestershire GL51 6TY



Detached house • Four bedrooms • Two bathrooms • Excellent condition • Driveway parking • Double garage • Close to amenities • EPC C

Barrington Avenue,

The Reddings, Cheltenham, Gloucestershire GL51 6TY

Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

About the property

A detached, four bedroom high quality family home presented in superb condition throughout, with exceedingly bright and spacious living accommodation. Located in the ever popular Reddings area of Cheltenham, this was one of the larger design houses when built and thus provides a perfect family home.

The property is approached by a front driveway and the internal accommodation provides a wide entrance hall with wood effect flooring with stairs rising to the first floor. The front reception room has a gas feature fire place and leads through to the rear dining room that has glazed doors leading on the rear garden. The large modern kitchen has a range of high and low level units, wooden work surfaces with under-slung sink and mixer taps, gas hob with stainless extractor over with splashback and integrated electric fan oven. There is also ample room for a dining or breakfast table and to the rear there is an orangery-style garden room with a glass lantern roof and bi-fold doors on to a patio area in the rear garden. This would be a great entertaining space as there are no houses directly behind and the garden is very sunny, being west-facing.

Upstairs, there are four spacious bedrooms with the master bedroom benefiting from an en suite shower room and a further three piece family bathroom suite with part tiled walls.

There is also an integrated double garage, which has its own useful loft space, and a front garden.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

Leave Cheltenham via the Shurdington Road A46. After 1.2 miles at the roundabout, take the second exit on to Up Hatherley Way. Go straight on at the roundabout. At the next roundabout, take the second exit on to Cold Pool Lane and continue on to Grovefield Way, taking the next turning on the right on the Reddings Road - carry on and at the next mini roundabout turn left on to North Road East. Continue to the end and turn left into Barrington Avenue where the property will be found on the right hand side.

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band F

Our reference

CHE/SB/KF/09052024

We'd love to hear from you

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The Reddings, Cheltenham, GL51

Approximate Area = 1490 sq ft / 138.4 sq m

Garage = 311 sq ft / 28.8 sq m

Total = 1801 sq ft / 167.2 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). © ntheconom 2024. Produced for Perry Bishop. REF: 1123056



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