

Ryeworth Road, Cheltenham, Gloucestershire GL52 6LS



Detached property • Two double bedrooms • South-facing garden • Off-street parking • Chain free • EPC D

Ryeworth Road, Cheltenham, Gloucestershire GL52 6LS

Key Features



2
Bedrooms



2
Bathrooms



2
Receptions

About the property

This charming detached cottage on Ryeworth Road is perfectly positioned to enjoy all the amenities Charlton Kings has to offer, including its highly rated local schools. Ryeworth Road provides the best of both worlds, with stunning countryside extending towards Ham and beyond at one end, and the bustling Sixways area at the other. Within walking distance, you'll find an array of boutique shops, cosy cafes, diverse restaurants, a chic wine bar, and a well-stocked pharmacy, making this a convenient and desirable location. The cottage itself exudes character and warmth, beginning with a welcoming porch that leads into a cosy sitting room, ideal for relaxing evenings. Adjacent to the sitting room is a practical utility lobby and a convenient downstairs WC, adding to the home's functionality.

The heart of the home is the light and airy dining room, which seamlessly opens into a modern, well-equipped kitchen. This space is perfect for both everyday living and entertaining guests. The dining room features patio doors that lead out to a beautifully maintained courtyard garden. This outdoor space is a true highlight,

offering a southerly aspect for plenty of sunlight and a private, serene atmosphere. The garden is designed for low maintenance and features a mix of paved and planted areas, perfect for al fresco dining or a morning coffee. It also includes gated access to the front of the property, ensuring privacy and ease of access.

Upstairs, the cottage boasts a comfortable guest bedroom complete with an en suite shower room, providing privacy and convenience for visitors. The main bedroom is a luxurious retreat, featuring a built-in wardrobe for ample storage and an impressive en suite bathroom. This en suite is elegantly appointed with both a shower and a bath, offering a spa-like experience at home.

Practicality is further ensured with off road parking at the front of the property. This feature is a valuable addition, particularly in such a sought-after location.

Available with no onward chain, this delightful cottage presents a wonderful opportunity to settle into a prime location with all the conveniences and natural beauty Charlton Kings has to offer. Whether you're looking for a family home or a peaceful retreat, this property combines charm, functionality, and an unbeatable location.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

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

Leave our office in Bath Road heading towards town. At the first set of traffic lights, turn right into Thirlestaine Road. At the roundabout, turn left into Old Bath Road. At the next main traffic lights, turn right on to London Road towards Charlton Kings. At the traffic lights, take a slight left on to Ryeworth Road. Continue on this road and the property is on the left hand side.

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band D

Our reference

CHE/SB/KF/03062024

We'd love to hear from you

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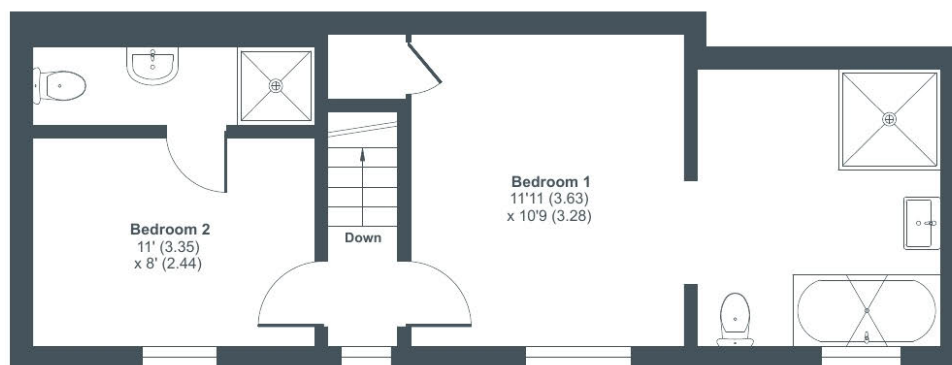
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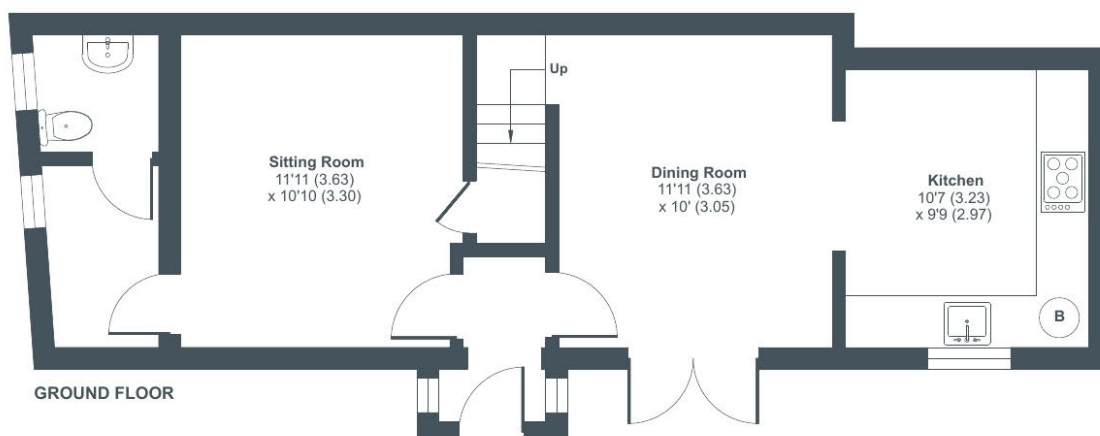
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Approximate Area = 885 sq ft / 82.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1134900



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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