

# PerryBishop

PROPERTY MADE PERSONAL

**Hamilton Street**, Charlton Kings, Cheltenham, Gloucestershire GL53 8HN



Charming period home in convenient location • Two bedrooms, two receptions and a cellar • Fitted kitchen and upstairs bathroom • Attractive and private courtyard garden • Located just off Sixways within easy access of good local amenities and schools • EPC D





## Hamilton Street,

Charlton Kings, Cheltenham, Gloucestershire GL53 8HN

### Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

Located just off Sixways in Charlton Kings, this beautifully presented terraced cottage is close to a wide range of amenities, including cafes, shops, restaurants, pubs, a pharmacy, a doctor's surgery, highly rated local schools, and the stunning nearby countryside.

Offering a lovely blend of character with a modern feel, the accommodation has been updated in recent years and in brief comprises an entrance hall, a sitting room with an attractive fireplace with useful storage and shelving to one side, and a 14' dining room which gives access to the cellar which could be used for storage or future conversion (subject to building regulations). The sitting room and dining room both have oak flooring and doors, recently fitted. The kitchen is well fitted, with a quarry stone tiled floor and a door to the garden. The front door is bespoke and made of hardwood by C&K Joinery in Tewkesbury.

On the first floor, there is a 14' master bedroom with two windows and storage cupboard, a second bedroom and a family bathroom.

Outside, there is an enclosed and private rear garden with a chalet-style shed.

Additional benefits of this lovely home include gas fired central heating and double glazing.

### 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 with good access for Oxford, Cirencester, and London.

### Directions

From Cheltenham town centre, proceed along London Road to the east and, at the fork road, bear left alongside Holy Apostles church on to Cirencester Road. Then take the next left turn







into Cudnall Street, and Hamillton Street is the second turning on the left.

What3Words: ///:career.crate.reject

**Services & Tenure**

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

**Local Authority**

Cheltenham Borough Council

Council Tax Band B

**Our reference**

CHE/GW/MS/27062024

**We'd love to hear from you**

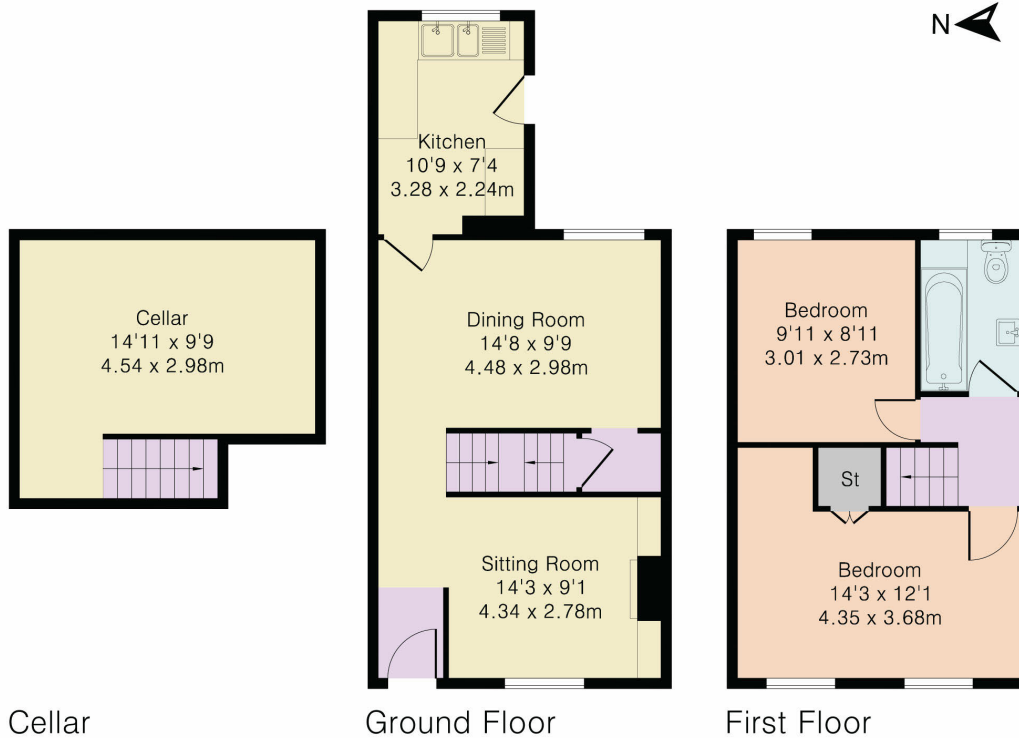
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Approximate Gross Internal Area 887 sq ft – 83 sq m  
Cellar Area 178 sq ft – 17 sq m  
Ground Floor Area 395 sq ft – 37 sq m  
First Floor Area 314 sq ft – 29 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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