

Ryeworth Road, Charlton Kings, Cheltenham, Gloucestershire GL52 6LT



Link-detached property • Two double bedrooms • 21' fitted kitchen/dining room • Charming garden • Close to excellent local schools and amenities • Chain free • EPC E

Ryeworth Road,

Charlton Kings, Cheltenham, Gloucestershire GL52 6LT

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

This charming link-detached cottage on Ryeworth Road offers a tucked away location and 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: the entrance hall leads into a cosy sitting room, ideal for relaxing evenings in front of the open fireplace. The heart of the home is the light and airy open plan fitted kitchen/dining room with breakfast bar. Which seamlessly opens into a modern, well-equipped kitchen. This space is perfect for both everyday living and entertaining guests with access onto the garden. On the ground floor there is also a bathroom with a roll top bath, high-level cistern toilet and bespoke hand wash basin. There is oak flooring throughout the ground floor.

This outdoor space is a true highlight. The southerly-facing garden is a perfect space for al fresco dining or a morning coffee. It also includes gated access to the front of the property and summer house, ensuring privacy and ease of access. Neither the house or the garden are overlooked.

Upstairs, the cottage boasts two double bedrooms. 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.

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.

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.

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.

What3Words: ///horses.dome.rush

Services & Tenure

The tenure is freehold.

Agents Note- Please be aware that the property currently does not have connected water or electricity - our client has informed us that this will be connected prior to completion.

Local Authority

Cheltenham Borough Council

Council Tax Band C

Our reference

CHE/GW/MS/12092024

We'd love to hear from you

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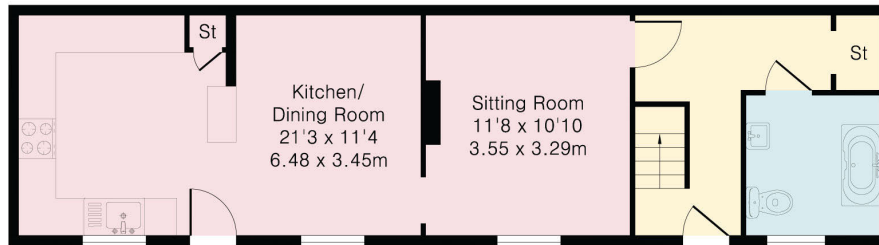




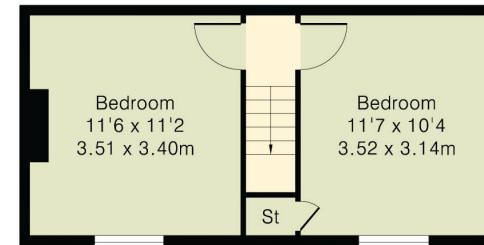
Approximate Gross Internal Area 817 sq ft - 75 sq m

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 285 sq ft – 26 sq m



Ground Floor



First Floor

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PROPERTY MADE PERSONAL

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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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