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98A RYEWORTH ROAD

Charlton Kings, Cheltenham, GL52 6LT

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A wonderful opportunity to acquire a detached family home in a spacious plot offering potential to develop on Ryeworth Road one of Charlton Kings most sought after settings.

- Reception Hall
- Sitting Room
- Dining Room
- Kitchen
- Study/Bedroom
- Four
- Three Bedrooms
- Bathroom
- Off Road Parking
- Garage and Carport
- Extensive Plot
- South Facing Garden

DESCRIPTION

A late 1970's detached home set with it a lovely plot only moments away from everything on offer in Charlton Kings. Number 98A has been a much treasured family home for many years and whilst lovingly maintained, it would now benefit from a series of enhancements. It is rare in this highly regarded pocket of the village to find a detached property within such an excellent plot, which offers a prospective buyer an opportunity to redesign and extend the current accommodation which stands at 1200 sq ft.

The current layout typifies the era with potential to change or improve in various ways. On the ground floor the accommodation is practical and is currently arranged with a bedroom on this level, opposite a cloakroom although this could easily be a reception room. Adjacent is the sitting room which has steps up into the dining room, which enjoys sliding doors and views over the garden, from here is a door into the well appointed kitchen.

On the first floor are three bedrooms and a bathroom.



OUTSIDE

Nestled off the road in a discreet setting, the property is situated in a mature and well stocked plot, which is unlike many of the neighbouring properties on Ryeworth Road. A spacious driveway allows for parking for several cars and access to the garage and carport, a large area of level lawn provides grounds to the front and at the rear, a terrace flanks sloped gardens which face South, ensuring all day sun. Of worth note, close to the entrance of the property are Havar Allotments with various foot and bridle paths adjoining, offering some of the best walks within the local area.

SITUATION

Ryeworth Road is one of Charlton Kings most highly regarded roads adjacent to the quaint village of Ham offering a rare balance of a semi-rural lifestyle yet within a short stroll of the shops, a wine bar, chemist, coffee shops and a well-stocked convenience store at Sixways and a little further to the amenities in the main village itself. There is an easy walking route to both the sought-after Charlton Kings Juniors and Balcarras secondary school in addition to Glenfall Primary, just five minutes by foot or bike from the house. These schools are widely known with Balcarras reputed for being one of the top schools in the country. This, and the vibrant community on offer, has helped to retain the prestigious status Charlton Kings holds as one of the best addresses within the area. The location also has excellent access onto the A40 for Oxford and London and Cheltenham town centre is only 3 miles away.

LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

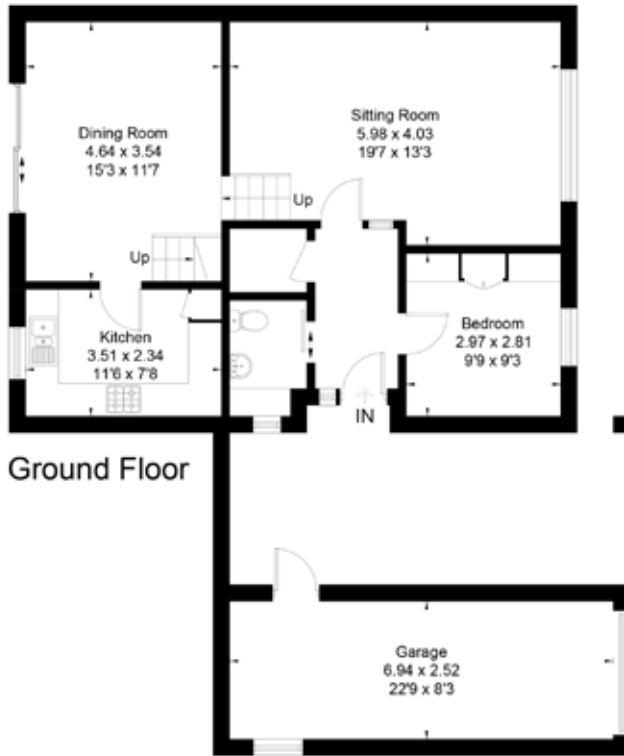
SERVICES

All mains services are connected

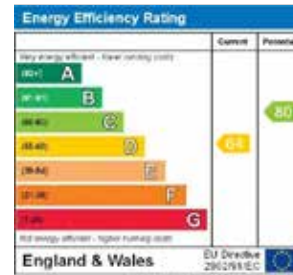


FLOORPLANS

Approximate Area = 111.5 sq m / 1200 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Total = 129.0 sq m / 1388 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #61627



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