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TANGLEWOOD

Balcarras Road, Charlton Kings, Cheltenham, GL53 8QG

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BALCARRAS ROAD, CHARLTON KINGS, CHELTENHAM,
GL53 8QG

A rarely available and superb opportunity to acquire the most attractive, classic detached home on the prestigious Balcarras Road offering potential within a glorious plot.

- Reception Hall
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Utility Room
- Principal bedroom with en Suite
- Guest Bedroom with EN Suite
- Three Further Bedrooms
- Bathroom
- Mature and Private Grounds
- Double Garage

DESCRIPTION

Occupying the most peaceful and private of positions on this highly coveted road, this true family home offers the most practical accommodation over 3000 sq ft, nestled within a beautiful and mature plot. Tanglewood is a classic detached property and one of the few that remain on the road that offers potential to modernise and extend (STP). This country lane is known for the exclusive properties that line each side showcasing some of the best architecture within the area. Whilst much treasured, it could benefit from some cosmetic enhancements, in line with its modern neighbours, within a plot that also offers excellent scope and opportunities, STP.

Tanglewood is immaculate, loved and looked after, it is presented for sale in elegant order. The arrangement of the living and bedroom space is both well planned and balanced, as expected of a house of this era and for family living, which is at the heart of this home. Entrance is into the large reception hall that is a feature in itself and would make a fine sitting room. To either side are the reception rooms, a study to one side, with built in cabinets and a library wall, and a large sitting room to the other. This is a charming room with a large feature bay window that encapsulates the views of the grounds and a fireplace as a focal point.



Also from the hall are double doors leading to a formal dining room with two glazed doors opening to the terrace and lawns. In turn, this connects to the kitchen/breakfast room, a modern room with a range of units and an Aga, all overlooking an area of garden with access to the outside patio. A secondary entrance point can be found to the side, leading directly into an inner hallway and to the kitchen, it also houses a utility/ boot room, making it an easy day to day entrance.

On the first floor the bedroom space is excellent. Five bedrooms are set around a large landing which has double doors leading out to a small terrace that provides a lovely vista. The principal suite occupies the rear of this floor and has an en suite bathroom. There is a guest bedroom with an en suite and three further bedrooms share a family bathroom.

OUTSIDE

The house offers an incredibly private plot in a tranquil setting. Nestled in its own garden all discreetly set behind mature hedging and accessed through an opening leading to the double garage and large driveway. The grounds are a particular feature and offer a wonderful backdrop to a home of this stature. Mature and private, they are mainly laid to the front of the property with an area to the rear. They are well planned and planted with mature specimen trees, herbaceous borders and flower beds offering all round colour. A wonderful place for families to enjoy and play, the views from areas in the house reach as far as Wisley Hill. Of worthy note, within the garage is an underground wine cellar, with holding shelves built into the spiral staircase.

SITUATION

Tanglewood occupies a discreet position on Balcarras Road, a long lane made up of some of the best houses in Cheltenham. One of the very finest residential areas, and a highly coveted address, the property has easy access to some of the most beautiful walking countryside within the area. It has the overall feel of a semi-rural setting, siding open countryside, yet both Cheltenham and Charlton Kings are easily reachable by car, bike, or foot with quick motorway access to both the A417 and A40, Oxford to London commute. The village itself is considered one of the very best in Cheltenham, renowned for its exceptional local state schools, Charlton Kings Junior and Balcarras secondary and its rich community spirit. There is a wide selection of day-to-day amenities available with excellent local shops in addition to several quality places to eat locally. Cheltenham offers a more extensive range of shopping and leisure facilities including East Glos Tennis Club and golf at The Lileybrook, both just a short walk from the house. In addition to hosting several highly acclaimed festivals, Cheltenham is most known for its exceptional schooling with The Cheltenham Ladies' College, Cheltenham College, Dean Close and The Richard Pate Junior school all within a very short drive. The location of The Wayside is idyllic for those seeking a rare balance of a countryside setting yet extremely close to culture, shopping and schools.

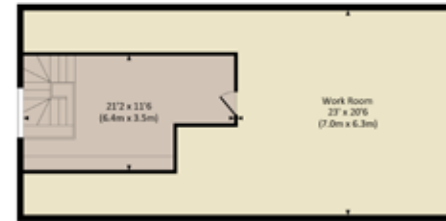


TANGLEWOOD, BALCARRAS ROAD, GL53

Approx. gross internal area 3052 Sq Ft. / 283.5 Sq M.

Approx. gross internal area 3732 Sq Ft. / 346.7 Sq M. Inc. Loft Storage

Approx. gross internal area 4093 Sq Ft. / 380.2 Sq M. Inc. Wine Cellar and Double Garage



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
69-80	C		72
55-68	D		
39-54	E		<50
21-38	F		
1-20	G		

For more advice, please contact us
EU Directive 2002/91/EC