

Ryeworth Road

Charlton Kings | Cheltenham | GL52 6LG



la AGENCY

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AN EXCITING OPPORTUNITY TO ACQUIRE AN IMMACULATE 6 BEDROOM DETACHED EDWARDIAN FAMILY HOME WITHIN BALCARRAS SCHOOL CATCHMENT AREA, OFFERING A HARMONIOUS BLEND OF CLASSIC ARCHITECTURE AND MODERN AMENITIES. SITUATED IN A SOUGHT-AFTER LOCATION IN CHARLTON KINGS, THIS PROPERTY EXUDES CHARM AND ELEGANCE, WITH SPACIOUS LIVING AREAS AND HIGH-QUALITY FINISHES THROUGHOUT.



GROUND FLOOR

- Entrance hall
- Sitting room
- Snug
- Kitchen/dining/family room
- Office
- Utility room
- Pantry
- Shower room

FIRST FLOOR

- Principal bedroom with en suite shower room
- Two further double bedrooms
- Shower room

SECOND FLOOR

- Three further bedrooms
- Family bathroom

OUTSIDE

- Driveway with off road parking
- Extensive gardens
- Home office/storage space
- Shed

LOCATION

- Ideally positioned for Charlton Kings and
- Glenfall Junior School
- Walking distance to Balcarras School
- Charlton Kings is within walking distance
- Access to A40/M40 to Oxford and London

THE PROPERTY

Upon entering the property, one is greeted by a lovely entrance vestibule that sets the tone for the rest of the house. The ground floor comprises three reception rooms, providing ample space for entertaining guests or relaxing with the family. The open-plan contemporary kitchen/dining/family room is a standout feature of the property, boasting sleek design elements and a high quality finish. A conveniently located utility room and pantry offers additional storage space.

The first floor of the house is home to three generously sized bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. There is a family shower room and ensuite shower room, both are beautifully appointed with modern fixtures and fittings, providing a touch of luxury to everyday routines. The second floor houses three further bedrooms and a family bathroom, ideal for accommodating guests and or children with cosy and spacious rooms.

OUTSIDE

Outside, the property enjoys a large garden that provides a tranquil oasis in the midst of suburban life. A separate office pod offers a secluded work from home environment, ideal for those seeking a quiet and productive space away from the main house. Off-road parking ensures convenience for residents and visitors alike.

In conclusion, this property represents a rare opportunity to own a super family home while enjoying the comforts of modern living. Set within a prime location, ample living space, and high-end finishes, this 6-bedroom detached house is sure to impress even the most discerning buyers.

LOCATION





Ryeworth Road enjoys an ideal location, offering the perfect blend of tranquil countryside and modern convenience.

At one end, you'll find the breathtaking views of the stunning countryside stretching towards Ham and beyond, providing a serene backdrop for peaceful living. At the other end lies the vibrant and ever-popular Sixways, a hub of activity brimming with boutique shops, charming cafes, delightful restaurants, a welcoming wine bar, and a well-stocked pharmacy – all just a short stroll away.

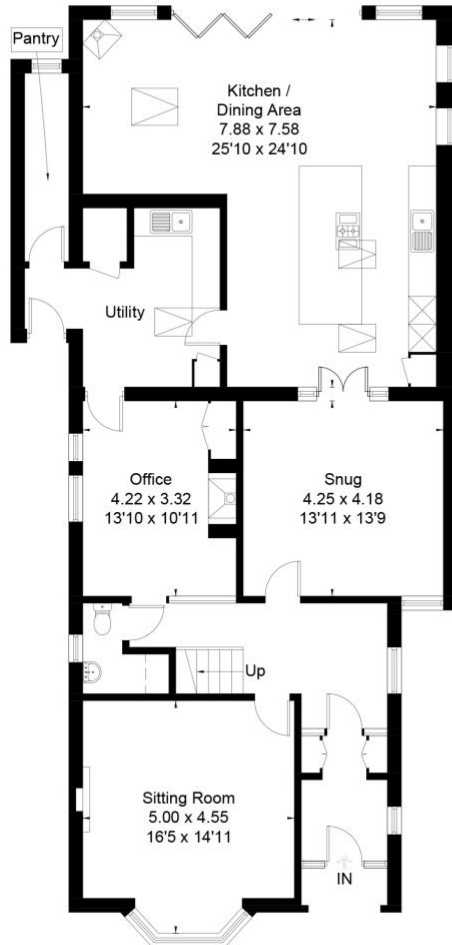
This delightful array of amenities ensures that everything you need is within easy reach, adding both charm and practicality to the location.

Additionally, the property is situated within the highly regarded catchment area for Balcarras School and other exceptional local schools, making it a prime choice for families seeking quality education for their children.

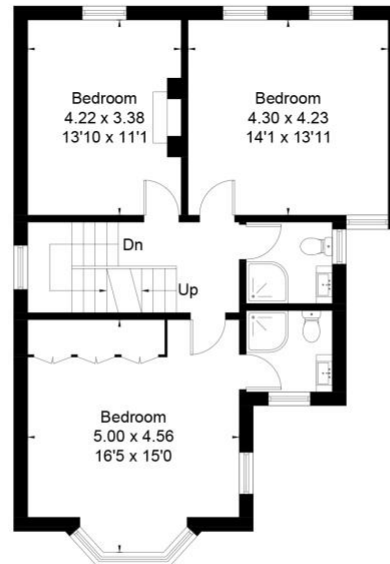




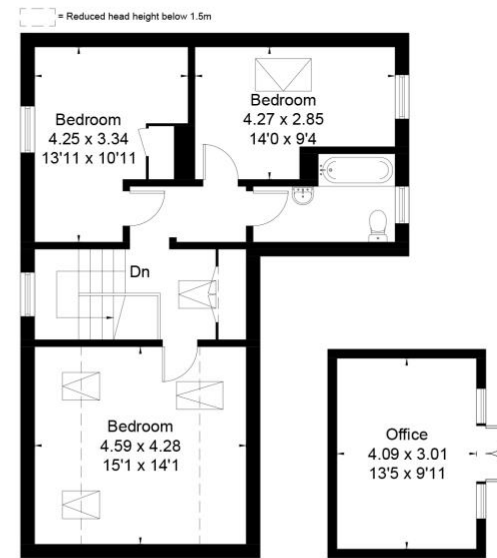
Approximate Floor Area = 278.0 sq m / 2992 sq ft
Office = 12.3 sq m / 132 sq ft
Total = 290.3 sq m / 3124 sq ft



Ground Floor



First Floor



Second Floor



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 #86664

hello@laagency.co.uk
01242 500 404
lagency.co.uk

The Limes, Bayshill Road,
Cheltenham GL50 3AW

rightmove  ZOOPLA

 PrimeLocation.com

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