



PETER BALL & CO.
ESTATE AGENTS

RYEWORTH ROAD, CHARLTON KINGS, CHELTENHAM GL52 6LS

£320,000

- Semi Detached
- Balcarras Catchment
- Period Features
- Extended Kitchen
- Reception Rooms
- Two Double Bedrooms
- Edge Of Countryside
- Close To Amenities

PROPERTY DESCRIPTION

With the countryside on its doorstep yet conveniently located close to the amenities available in the popular Sixways are of the affluent suburb of Charlton Kings, this classic bay fronted, red brick period family home is enviably located in the sought after Ryeworth Road. Retaining many features in keeping with its Victorian origins the property has been lovingly maintained and extended by the current owners. Offering character and charm and versatile accommodation that in brief comprises; entrance porch, hallway, bay fronted living room to the front and formal dining room with built-in storage and walk-in utility cupboard under the stairs. The extended kitchen/breakfast room has a window, skylight and French doors to the garden. Upstairs are two double bedrooms and a family bathroom with coloured suite. Features include high ceilings, exposed brick fireplaces, built-in storage solutions and stripped wooden doors and floors. There is a brick built storage shed to the rear, double



glazing and gas central heating throughout. Occupying an elevated position the property enjoys far reaching roof top views. To the front is a secluded garden and securely gated access to the side. At the rear is a low maintenance and private garden. Landscaped to provide courtyard and raised patio seating areas it provides a tranquil, easy care setting in which to relax or dine alfresco. Within catchment for the highly regarded Balcarras Secondary School, just a short walk of the open countryside and local amenities this handsome red brick family home comes with viewing highly recommended

SITUATION

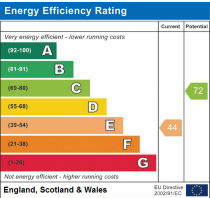
Situated on Ryeworth Road within close proximity of the local countryside whilst being accessible to amenities at 'Sixways'. Charlton Kings village is located towards the east of Cheltenham, the Centre for the Cotswolds, and is noted for its excellent variety of accommodation and amenities. There are superb recreational activities in and around Charlton Kings including the Lilley Brook Golf Club and country walks. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through Cheltenham providing good connections.

DIRECTIONS

Leave the Peter Ball & Co office and head towards London on the A40. At the Sixways traffic light junction take the second left turn into Ryeworth Road. Number 81 can be found half way along on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D.



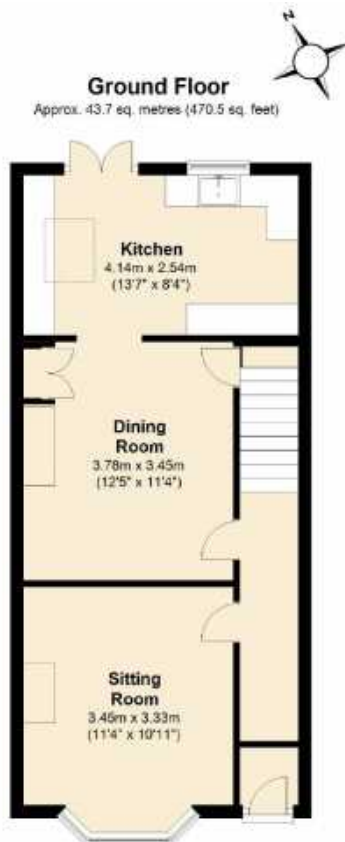
Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





Total area: approx. 82.3 sq. metres (885.9 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.