



PETER BALL & CO.  
ESTATE AGENTS

# OAKHURST RISE, CHARLTON KINGS, CHELTENHAM GL52 6JU

## Offers in excess of £400,000

- Balcarras Priority Catchment
- Detached Bungalow
- Large Loft Space
- Potential To Extend
- Far Reaching Views
- Close To Amenities
- Large Family Garden
- Driveway Parking & Garage

### PROPERTY DESCRIPTION

Occupying an elevated position with far reaching views and an enviably large, tranquil garden this detached family home offers great potential to further add value. Conveniently situated this property is within a short walk to a bus route, parks and playing fields whilst equidistant from Cheltenham town centre and the popular Sixways area of the affluent suburb of Charlton Kings. Whilst in need of some modernisation the property has been well maintained by the current owner and the versatile accommodation on offer in brief comprises; entrance porch, hallway, full width open sitting and dining room to the front, kitchen breakfast room, three double bedrooms and family bathroom. A real highlight and labour of love for the current owner the established and well stocked gardens are beautifully landscaped. Backing onto open countryside and school playing fields they offer an idyllic and tranquil setting in which to relax or entertain family and friends. Set back from the road with a large

Tarmac driveway, the property further benefits from an integral garage, utility/garden storage area and large loft area offering scope for further extension and or conversion. Further benefits include double glazing and gas central heating. Within priority catchment for the highly regarded Balcarras Secondary School viewing of this versatile, great value family home with a large garden comes highly recommended.

### SITUATION

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) and Cirencester (A435) provide good connections.

### DIRECTIONS

Leave the Peter Ball & Co Charlton Kings office heading towards town. Turn right into Charlton Court Road opposite The Langton public house and follow the road round to the left into Oak Avenue and continue into Churchill Drive. At the junction turn right into Ewens Road then left at the crest of the road into Oakhurst Rise where the property can be found mid way on the right hand side.

### ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	71
		85	71

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.



## Ground Floor

Approx. 111.5 sq. metres (1199.7 sq. feet)



Total area: approx. 111.5 sq. metres (1199.7 sq. feet)

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