

KEtm
KINGSLEY
EVANS

11 MOOREND GLADE

Charlton Kings, Cheltenham, GL53 9AT

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CHARLTON KINGS, CHELTENHAM, GL53 9AT

A substantial family home with six bedrooms and excellent living accomodation with the most glorious garden all within a quiet cul de sac in the heart of Charlton Kings

- Reception Hall
- Dining Room
- Sitting Room
- Kitchen
- Breakfast Room
- Study
- Guest Suite on the Ground Floor
- Master Suite with En Suite
- Guest Bedroom with En Suite
- Three Further Bedrooms
- Bathroom
- Wooded Gardens
- Garage & Workshop
- Off Road Parking

DESCRIPTION

Situated in a private position at the end of a cul-de-sac this substantial property offers beautifully proportioned and light accommodation arranged over two floors. The traditional layout is a particular feature with great emphasis placed on practical and spacious living accommodation, ideal for family living.

Entrance is gained through a reception hall with the rooms set off. On the ground floor the well-appointed kitchen opens into a breakfast room with a bay window enjoying the most wonderful vista of the gardens with double doors giving direct access to a terrace. The sitting room is of excellent proportions, enjoying a double aspect view to the front and rear with a set of doors opening to outside. There is a study positioned to the front of the property, with a guest suite adjacent, comprising a bedroom, separate sitting room, and shower room. This area of the house is extremely versatile and whilst very much part of the main accommodation, it also benefits from having its own, private entrance lending itself to a treatment room or home office.



A staircase rises to first floor level and to the five impressive bedrooms. The master suite boasts a series of built in wardrobes and an en suite bathroom. The remaining four bedrooms, one with en suite, are of excellent and equal proportions all boasting built in wardrobes. A modern family bathroom serves these rooms.

OUTSIDE

The gardens are a particular feature, well stocked and bordered by mature trees, giving a high degree of privacy. There is a brook to the rear with a foot bridge to a small copse. The patio terrace, ideal for al fresco dining, is accessed from the kitchen and sitting room. To the front of the property is a driveway offering off road parking for several cars and access to the garage and workshop. The whole plot has an extremely private feel.

SITUATION

11 Moorend Glade is an impressive home occupying a prominent yet private position on this exclusive and sought after enclave. Much of the charm of this lovely home is due to its setting, within strolling distance to the thriving village of Charlton Kings yet offering a real sense of privacy. This highly sought after location is one of Cheltenham's finest residential areas and is well known for its exceptional local schools St Edwards, Balcarras and Charlton Kings Juniors, all within walking distance. There is an eclectic mix of boutique shops, coffee houses and eateries in the heart of the village. With an extensive range of facilities it offers the discerning buyer a convenient way of living whilst still maintaining a sense of village community life. Cheltenham is within strolling distance and offers a more comprehensive range of facilities and a cultural lifestyle to its audience, playing host to several highly acclaimed festivals including, Music, Literary and Jazz. A centre for education, Cheltenham boasts outstanding schools including, The Cheltenham Ladies College, Cheltenham College and Dean Close, all within close proximity. Communications are excellent from this location, it is particularly well placed for access to the motorway networks and there are trains to London and other major cities from Cheltenham Spa.

LOCAL AUTHORITY

Cheltenham Borough Council. Tel:01242 262626

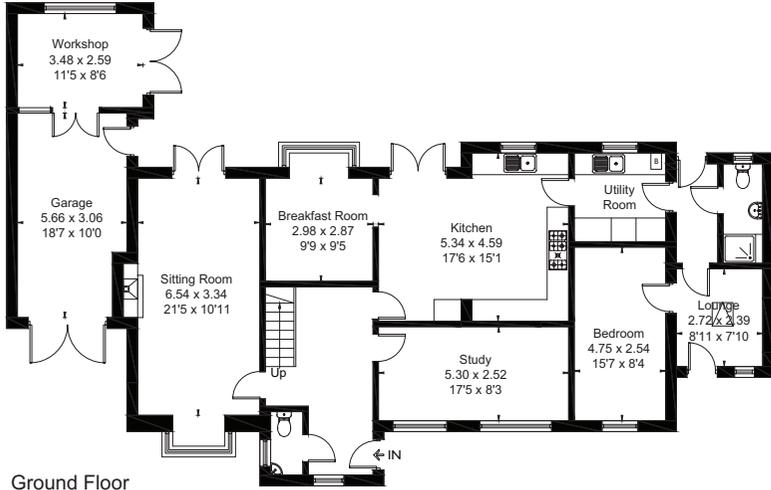
VIEWING INFORMATION

Viewing by appointment only

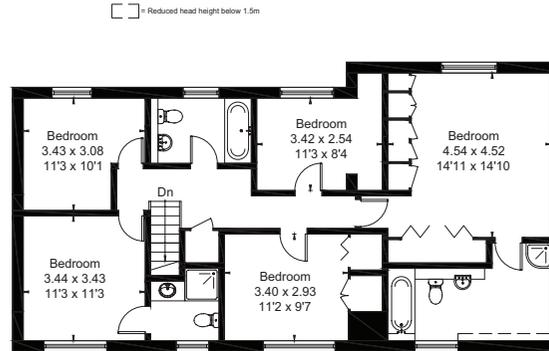


FLOORPLANS

Approximate Area = 226 sq m / 2433 sq ft
 Outbuilding = 26.5 sq m / 285 sq ft
 Total = 252.5 sq m / 2718 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)

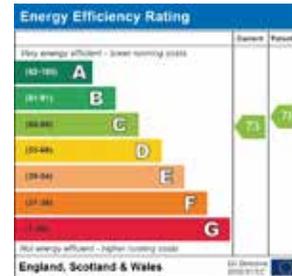


Ground Floor



First Floor

☐ Reduced head height below 1.5m



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