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BIRCH HOUSE

21A Ledmore Road, Charlton Kings, Cheltenham, GL53 8RA

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CHELTENHAM, GL53 8RA

A beautifully finished and attractive modern home with lovely gardens, parking, and a garage in a quiet spot to the edge of sought-after Charlton Kings within a walk of Balcarras School.

- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Utility Room
- Master Bedroom with En Suite
- Three Bedrooms
- Shower Room
- Off Road Parking
- Garage
- Beautiful Gardens

DESCRIPTION

Just one of three architecturally designed homes built by a reputable and local builder occupying a prominent position on this sought-after and exclusive cul-de-sac. Birch House is an exceptional detached family home, resting in lovely gardens with a garage and parking. It extends to over c1950 Sq Ft internally with a practical yet contemporary style to suit both families and professionals alike. The design centres around an open plan principal reception space which acts as a focal point to the house. Large rooms combine with modern interiors to create a home that is wonderfully light throughout.

The layout is traditional of modern houses with the main reception room an open plan family/kitchen/dining room, an ideal space for both entertaining and family life. As with any of the best family homes, this is the hub of the house set to the rear with bi fold doors opening out to the sun terrace and gardens, a range of fitted units are set to one side and a large breakfast island divides the room to the dining area. Adjacent is a utility room with an external door to outside. The formal sitting room is an excellent space with a grown-up feel, bi fold



doors link the internal space to outside and a modern wood burning stove makes a lovely focal point. On this floor is a cloakroom.

On the first floor are four double bedrooms. The master bedroom has an en suite shower room and fitted wardrobes. Whilst a modern bathroom serves the remaining three bedrooms.

In all, a very special house on a lovely quiet road. Due to its modern finish and its position, so close to the thriving village and excellent schools, it makes for an ideal family home.

OUTSIDE

Forming part of a charming street scene, Birch House stands in a prominent position halfway down Ledmore Road. The property is framed with an immaculate perimeter dry stone wall and attractive decorative boxed hedging to the front and to the side, is a space for parking leading to the garage. The main garden is set to the rear, a pretty and private garden, made up predominantly of an area of level lawn flanking the patio terrace with mature borders and trees, although arranged to be easily maintained it's a place to sit and enjoy. Despite the fact the house is built in more recent years the setting is one of maturity.

SITUATION

Ledmore Road is a sought-after cul-de-sac discreetly tucked away in the heart of Charlton Kings. A quiet road with very little vehicular or foot traffic, it is lined with attractive uniform homes. It is a peaceful location, in the heart of Charlton Kings, within a short stroll of the boutique shops at Sixways and those in the village centre. The house offers a short walking route to both the sought-after Charlton Kings Juniors and Balcarras secondary school. These two schools are widely known with Balcarras reputed for being one of the top schools in the country. This, and the vibrant community on offer, has helped to retain the prestigious status Charlton Kings holds as one of the best addresses within the area. The location also has excellent access onto the A40 for Oxford and London and Cheltenham town centre is only 4 miles away

SERVICES

All mains services are connected

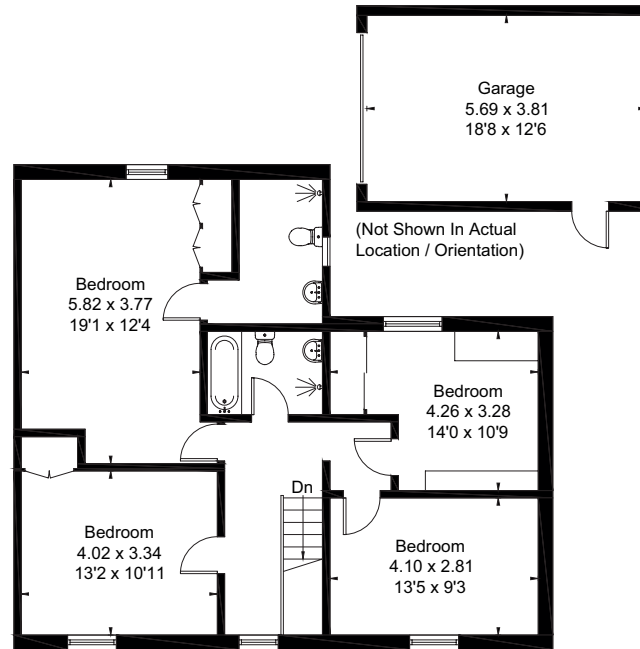
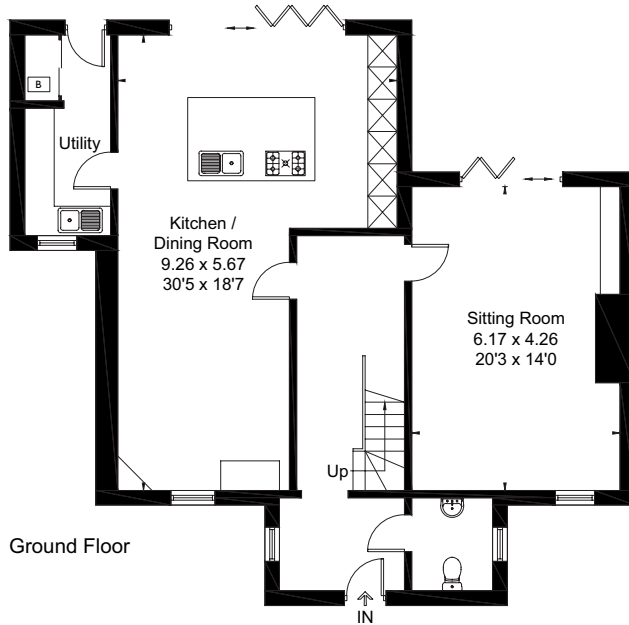
LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626



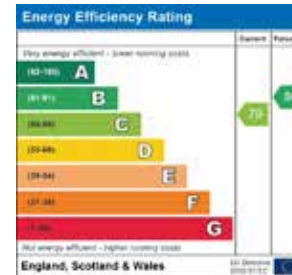
FLOORPLANS

Approximate Area = 183.1 sq m / 1971 sq ft
 Garage = 21.7 sq m / 233 sq ft
 Total = 204.8 sq m / 2204 sq ft



Garage
 5.69 x 3.81
 18'8 x 12'6

(Not Shown In Actual Location / Orientation)



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