



KE[™]
KINGSLEY
EVANS

ELBOROUGH STABLES

4 Hetton Gardens, Charlton Kings, Cheltenham, GL53 8HU

ELBOROUGH STABLES

4 HETTON GARDENS, CHARLTON KINGS,
CHELTENHAM, GL53 8HU

An attractive and spacious detached family home in a discreet plot of over 0.5 acre with garage and gardens in Charlton Kings.

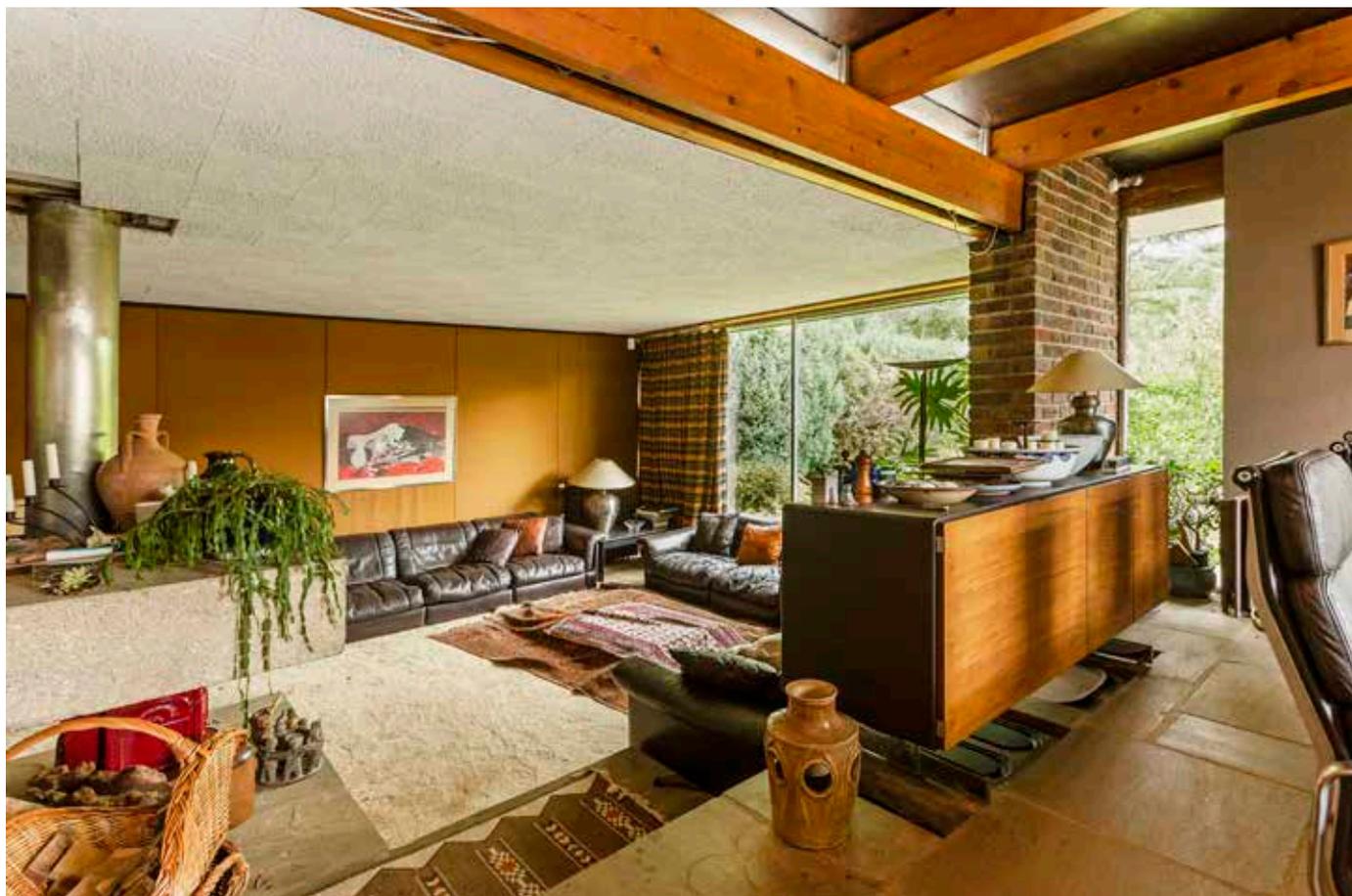
- Sitting Room
- Dining Room
- Kitchen
- Home Office
- Further Reception Room
- Cloakroom
- Utility
- Bathroom
- Master Bedroom with En Suite Bathroom
- Three Further Bedrooms
- Upstairs Cloakroom
- Garage
- Off Road Parking
- Outbuildings
- Store
- Enclosed frontage
- Large Garden extending to c0.5 Acre.

DESCRIPTION

Elborough Stables is a detached property with a delightful history. As the name denotes, it was formerly the stables and coach house for Elborough Cottage. It was converted to a home in the 1950's and further extended in the 1970's. The house has been a much-treasured family home for many years and as such, would now benefit from comprehensive cosmetic enhancements. It is rare in Charlton Kings to find a detached property in such an enviable position and with the substantial plot in which the house sits.

Today's house is full of the original charm and character with a layout that is dynamic, typifying its 1950's era. Large, open rooms combine with ample windows to create light and generous accommodation extending to 2700 Sq Ft, internally. Despite needing cosmetic work, this is a house that has considerable architectural interest.

The house is arranged around a central courtyard which has allowed for the principal reception rooms to have views of, and access to, the gardens. There are two points of entry, one to the



side leading directly to the sitting room and dining room, which are open plan to each other. The other door is to the front of the house which enters into the utility room leading to a passage way accessing the rest of the house. On the ground floor is the kitchen and two further reception rooms one of which is used as a study with inbuilt filing cupboards. This is ideal for anyone wishing to work from home with a cloakroom adjacent and a bathroom opposite. A workshop is set to the side of the house.

On the first floor are four bedrooms. The master bedroom has an en suite bathroom and a wide balcony terrace which is accessed from a set of sliding doors.

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

OUTSIDE

The property is positioned discreetly in its plot, set back from the road with far reaching views of Leckhampton Hill. There is a large frontage to the house made up of a driveway leading to the double garage to one side and a workshop/outbuilding to the other. The southerly facing plot is idyllic and deceptively large providing exceptional outside space for a family. Arranged in various levels, it is both private and interesting. From the dining room there is a raised terrace, which overlooks the gardens and swimming pool, an ideal space for outside dining with steps down to an area of lawn. This opens into an orchard at the rear of the plot, with an array of fruit trees and a greenhouse which is also used as the pump and filtration room for the pool.

SITUATION

Hetton Gardens is a very special cul-de-sac tucked away off Cudnall Street in Charlton Kings. A no through road with very little vehicular or foot traffic, it has maintained its unique historic character making the street scene one of delightful charm. The location is quiet with access off the pretty roads that lead up to Six Ways and the range of amenities offered to include general stores, public houses, doctors' surgery, coffee shops, and a chemist. From Cudnall Street, there is a footpath that leads directly to Lyefield Road West, offering a shorter walking route to the sought-after Charlton Kings Juniors and Balcarras secondary school. These two schools are widely known with Balcarras reputed as 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. Cheltenham town centre is less than 2 miles away.



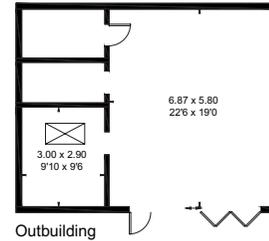
FLOOR PLANS

Approximate Area = 250.9 sq m / 2701 sq ft
 Outbuilding = 99 sq m / 1066 sq ft
 Total = 349.9 sq m / 3767 sq ft (Including Garage)



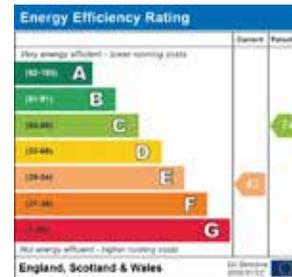
Ground Floor

First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



Kingsley Evans
 115 Promenade
 Cheltenham
 Gloucestershire
 GL50 1NW

t: +44 (0) 1242 222292
 e: info@kingsleyevans.co.uk
 w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.