



Charlton Kings



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Hartley Close, Charlton Kings, Cheltenham, GL53 9DN

Guide Price £895,000 Freehold

A 4 bedroom, detached family house, set in a generous plot offering excellent scope for redevelopment (subject to the relevant consents).

NO ONWARD CHAIN • potential to redevelop • good size plot • reception hall • living room • dining room • kitchen • conservatory • utility room • cloakroom • 4 bedrooms • bathroom • double glazing & gas central heating • garage & driveway

Description

A detached family house, situated in this highly sought after residential location close to excellent schools and glorious countryside. The accommodation, which is now in need of updating, includes a reception hall, living room with feature fireplace, dining room, kitchen, conservatory overlooking the rear garden, utility room, and a downstairs cloakroom. Upstairs, there are 4 bedrooms and a bathroom. Outside, there is a driveway, a good size garage, and a lovely mature south facing garden. The property further benefits from gas central heating and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** G. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Broadband FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

AGENTS NOTE This sale is subject to Probate being granted.



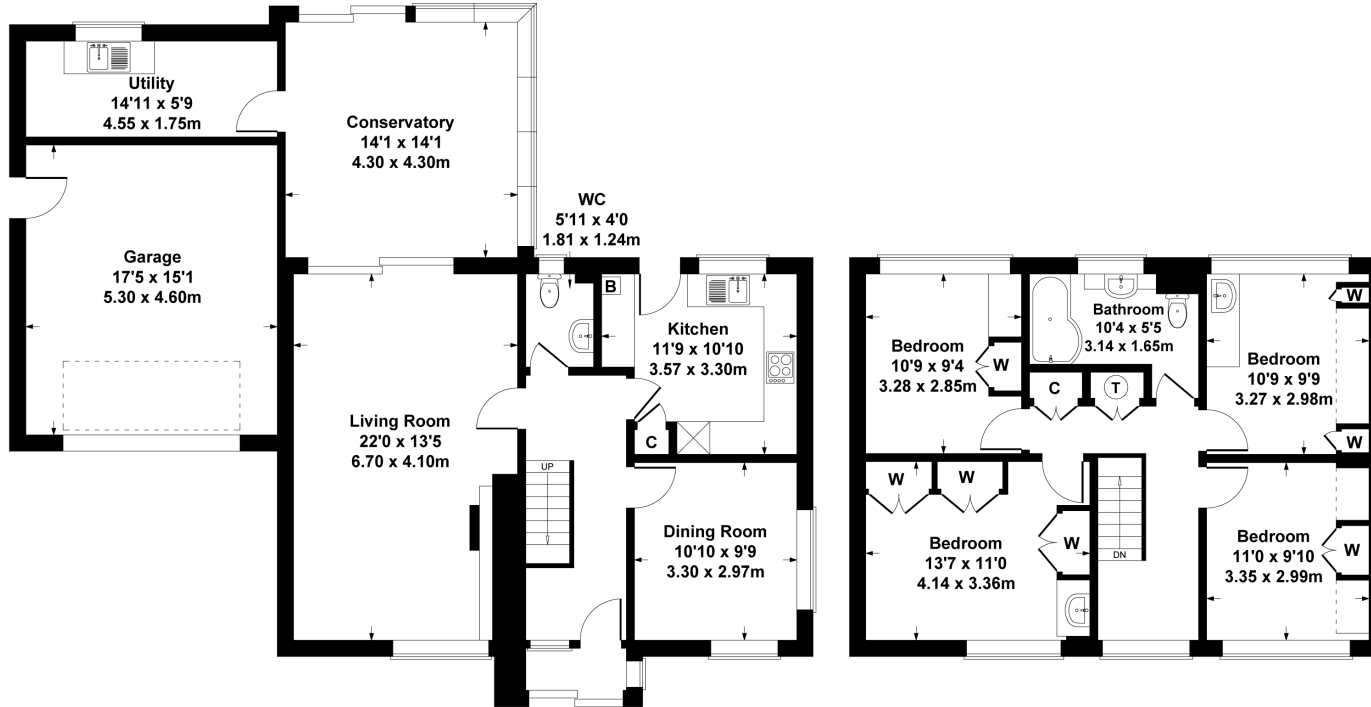


Situation

Hartley Close is a small no through road situated off Sandy Lane and at the foot of Leckhampton Hill. The village centre is nearby, offering many amenities such as shops, pubs and a doctors surgery. Excellent schools including Balcarras and St Edwards are also closeby. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

7 Hartley Close

Approximate Gross Internal Area
House : 1658 sq ft - 154 sq m
Garage : 258 sq ft - 24 sq m
Total : 1916 sq ft - 178 sq m



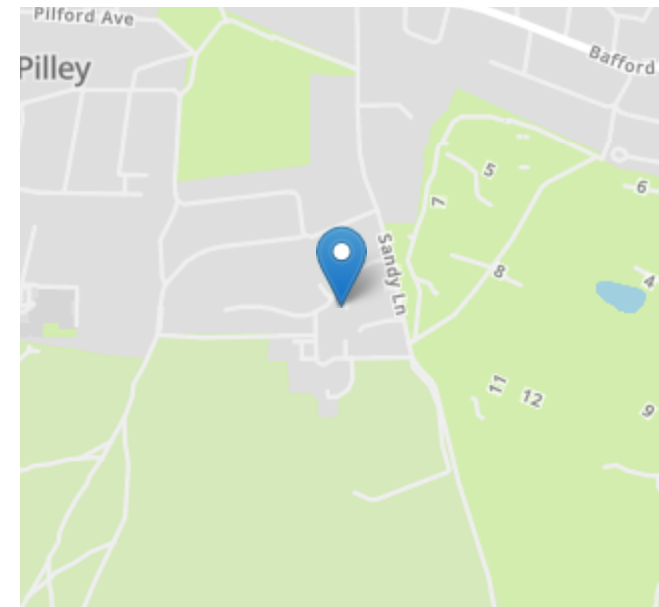
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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