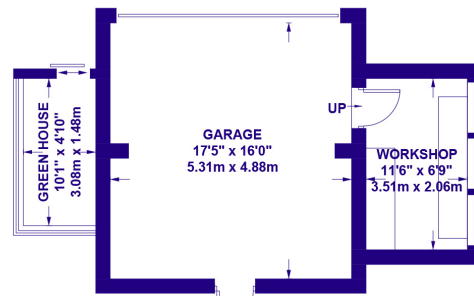
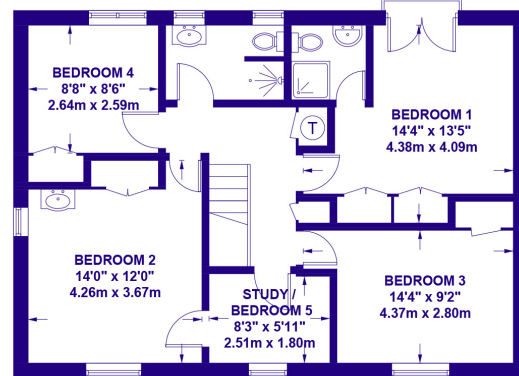


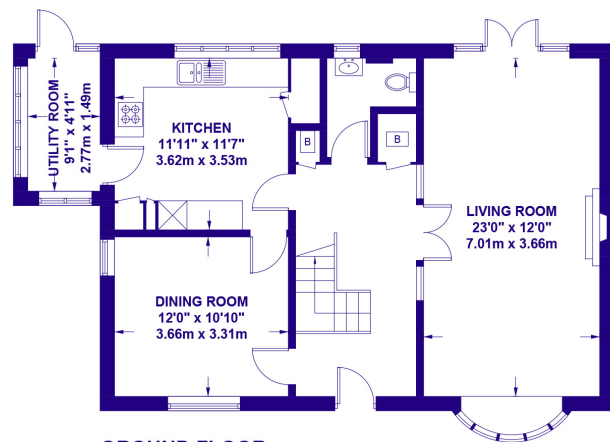
Approximate Gross Internal Area = 146.6 sq m / 1578 sq ft
 Outbuilding = 40.6 sq m / 437 sq ft (Including Garage)
 Total = 187.2 sq m / 2015 sq ft



OUTBUILDING
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Errington Smith Sales & Lettings

Disclaimer:

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 1). The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3). Photographs may have been taken with a wide angle lens. 4). No person in the employment of Nigel Errington-Smith & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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- a). If any particular points are important to your interest in the property then please ask for further information.
- b). We have not tested any of the services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
- c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described.
- d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



5 Withholt Park, Charlton Kings, Cheltenham, GL53 9BP

A substantial four/five bedroom detached family house occupying a plot in the region of a fifth of an acre in a delightfully select cul-de-sac.

Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

5 Withholt Park, Charlton Kings Cheltenham, GL53 9BP

A substantial four/five bedroom detached family house occupying a plot in the region of a fifth of an acre, in a delightfully select cul-de-sac, within a prestigious residential area. This fine property is set within large wonderfully landscaped gardens and its well presented accommodation, offered in good decorative order, comprises in brief a generous entrance hall, a large living room with a bow window to the front and French doors leading to the outstanding rear garden, a modern fitted kitchen, a utility room, a dining room, a downstairs cloakroom, four/five bedrooms, one with a Juliet balcony, an en-suite shower room and a family shower room, formerly the bathroom. Further benefits of this family dwelling with the potential for enlargement, subject to permission, include gas fired central heating, double glazing, a double garage with an electronically operated roller door and a door leading to a workshop and of course the remarkable gardens with a greenhouse and summerhouse. Council Tax - Band F



Directions

Leave Cheltenham via the Bath Road (A46) and proceed straight over the first set of traffic lights. At the next traffic lights turn left into Thirlestaine Road and at the roundabout turn right into Old Bath Road. Continue along Old Bath Road passing the tennis club on your left and at the next roundabout turn left into Charlton Lane. Continue into Greenhills Road and follow the road around to the left then take the first turning on the right into Withholt Park.

Price:

£825,000

Tenure:

Freehold

Contact:

Nigel Errington-Smith