



16 BAFFORD LANE  
Charlton Kings | Cheltenham | Gloucestershire | GL53 8DL

HUGHES **HS** SEALEY



# Welcome to... 16 BAFFORD LANE

Welcome to Number 16, Bafford Lane, a super five double bedroom detached family home, located in this highly sought after location within Cheltenham. Constructed in 2009, the property has been further extended by the current owners and so today, we present a property which enjoys flexible and well-proportioned accommodation with modern fittings throughout and a contemporary layout.

Internally, the entrance hall leads to the principal reception rooms to include a study, living room, snug and garden room.

There is a fantastic open plan kitchen/dining room located to the rear of the house which features a luxury fitted kitchen with Gaggenau appliances and access to the family room. There are also bi-folding doors which lead out onto the rear gardens, and a final door leads through to the separate

utility room.

Upstairs, there are five double bedrooms in total and the family bathroom. The principal bedroom enjoys a dressing area as well as a three-piece en suite shower room. The guest bedroom and bedroom three also benefit from en suite shower rooms whilst bedroom four benefits from an adjoining room, which is ideal as a dressing area.





























# Explore outside... I 6 BAFFORD LANE

Externally, the property will comfortably allow for three – four cars to be parked on the driveway. Furthermore, there is a spacious single garage with adjoining workshop, located to the rear of the garage.

The rear garden is both spacious and private with a large area of level lawn and a lovely patio area complete with log store and pizza oven.

## LOCATION

Bafford Lane was designated a conservation area in 1989 and as such has retained its character with the lane dotted with many interesting homes of various eras. The situation is quiet, being a no through road and lies within the ever popular parish of Charlton Kings which has an excellent range of everyday shops, St Marys Church, doctor's surgery, good schooling to include Balcarras Secondary School, Charlton Kings Infant and Junior and the independent co-educational day school, St Edwards.

Due to the location of the property, there are some super walks with access to Timbercombe and Leckhampton Hill within minutes of the home, ideal for those with a dog, or just enjoy walking.

- A stunning five double bedroom detached family, located in this highly sought after location
- Beautifully appointed, the home enjoys a modern and contemporary style
- Benefiting from driveway parking, attached single garage and adjoining workshop
- Mature, private rear garden featuring lawns and a paved terrace complete with pizza oven
- Internally, the property enjoys a wealth of accommodation across the two floors
- Formal reception rooms include living room, garden room, snug and family room
- Further rooms to the ground floor include the study, cloakroom, utility and kitchen/dining room
- Principal bedroom with dressing area and en suite shower room
- Two further en suite bedrooms, bedroom four with adjoining dressing room. Family bathroom
- A property that comes with a high recommendation to view

## DIRECTIONS

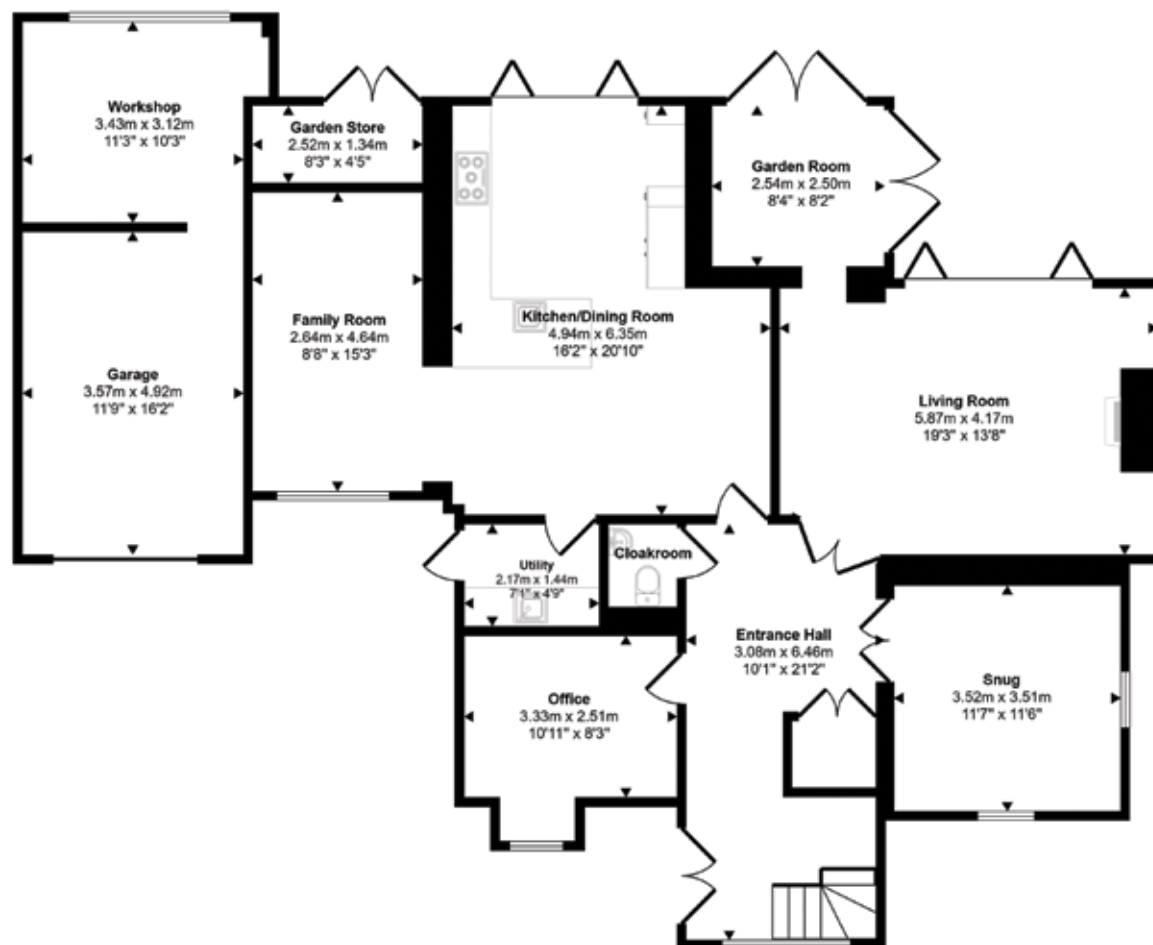
To locate the property, please enter the following postcode into your sat nav system: GL53 8DL. As you come into Bafford Lane, the property can be located on your right, along an access to NI 6 and two other properties.



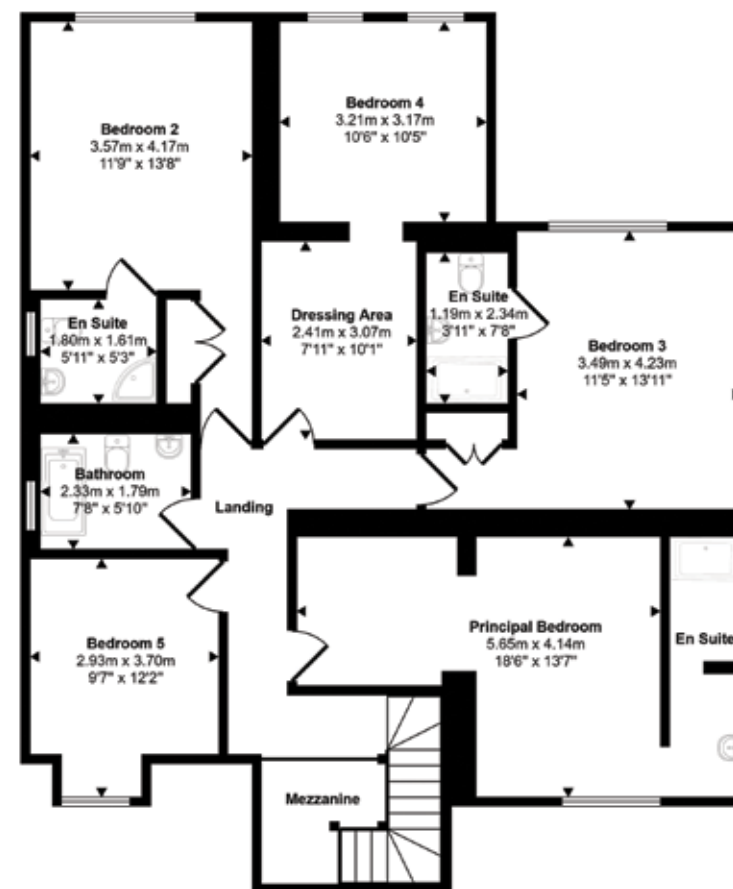


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	F		
21-38	F		
1-20	G		

Approx Gross Internal Area  
278 sq m / 2989 sq ft



Ground Floor  
Approx 158 sq m / 1700 sq ft



First Floor  
Approx 120 sq m / 1289 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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