



Lyefield Road West, Charlton Kings, GL53 8HA

Guide Price £1,150,000



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## Lyefield Road West

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This elegant and substantial five-bedroom family home offers beautifully proportioned accommodation arranged across four floors, complemented by multiple en suites, a stunning principal bathroom, the versatile basement annexe and a fully powered garden room. Blending period character with modern functionality, the property delivers exceptional flexibility for family living, multi-generational arrangements or those working from home.

Council Tax band: G

Tenure: Freehold

- Five Bedroom Home With An Additional Further Two Bedroom Annexe
- Beautifully Presented Period Property
- Situated In a Highly Sought After Charlton Kings Location
- Separate Annexe Ideal For Multi Generational Living Or As A Potential Income Generator
- Enclosed Gardens With A Garden Room
- Parking For Multiple Vehicles









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**Main House: Entrance Hall:** A welcoming and spacious hallway sets the tone for the home, with high ceilings and period detailing flowing through to the principal reception rooms, utility and cloakroom while an open staircase also greets you allowing you to see up to the top floor of the house.

**Sitting Room:** A beautifully proportioned reception space centred around a wood burning stove, creating a warm and inviting focal point. Generous natural light and classic architectural detailing make this an ideal room for both relaxed evenings and entertaining.

**Snug:** An additional reception room offering a cosy retreat, perfectly suited as a television room, reading space or informal family sitting area. Its versatility allows it to adapt easily to changing family needs.

**Kitchen/Dining Room:** The high ceilings continue through to the heart of the home complimented by ornate cornicing. The kitchen and dining room has been thoughtfully designed to provide excellent storage and preparation space alongside ample room for dining. French doors complete with the original shutters lead directly to the rear terrace, creating a seamless connection between indoor and outdoor living.

**Utility Room:** A practical and well-equipped space providing further storage and laundry facilities, keeping the main living areas clutter-free.

**Cloakroom:** A stylishly appointed ground floor cloakroom with contemporary tiling and vanity unit.

**Main House: First Floor Landing:** A light-filled landing with attractive staircase detailing and sash windows, enhancing the sense of space throughout the upper floors.

**Bedroom One:** A generous principal bedroom with ample space for wardrobes and additional furnishings as well as having access to a balcony over looking the rear garden.

**En Suite:** A contemporary shower room serving the principal bedroom.

**Bedroom Two:** A spacious double bedroom featuring fitted wardrobes and a bay window, offering excellent proportions and natural light.

**Main House: Second Floor Landing:** Provides access to three doubly. bedrooms at the top floor pf the home. All three bedrooms and the landing have beautiful views over the surrounding hills.

**Bedroom Three:** A further well-sized double bedroom and ensuite complete with beautiful views to Leckhampton Hill.

**En Suite:** Modern shower room serving bedroom three.

**Family Bathroom:** A particularly impressive and generously proportioned bathroom featuring a freestanding bath, walk-in shower, wash basin and WC, finished in neutral tones to create a calm and luxurious atmosphere.

**Bedroom Four:** A double bedroom benefiting from its own en suite facilities and stunning views to Cleeve Hill and the Malvern's.

**En Suite:** Contemporary shower room.

**Bedroom Five:** A versatile fifth bedroom ideal as a guest room, study or hobby space offering spectacular views to Leckhampton Hill.

**Annexe Accommodation Lower Ground Floor:** A significant and valuable addition to the property, this two bedroom annexe provides flexible secondary accommodation suitable for multi-generational living, independent teenage space, guest accommodation or potential income generation (subject to any necessary consents). Thoughtfully arranged to offer privacy from the main residence, it creates genuine independence while remaining connected to the home, a rare and highly desirable feature within this location. The annexe offers two bedrooms one with its own w/c, a sitting and dining room as well as a separate kitchen a shower room.

**Rear Garden:** The enclosed rear garden offers a generous lawn bordered by planting beds and fencing for privacy whilst offering gated access to the driveway. A paved terrace immediately outside the kitchen provides the perfect space for outdoor dining and entertaining.

**Garden Room/Studio:** A high-quality detached garden room with power connected and full-height glazing, providing an exceptional home office, studio or gym space, ideal for modern hybrid working or creative use.

Outbuilding; A small outhouse attached to the boiler room also provides additional storage space.

**Tenure:** Freehold

**Council Tax Band:** G

**Location:** Situated in sought-after Charlton Kings, this property enjoys access to a highly regarded community with excellent local amenities. The area is well known for its outstanding schools, attractive green spaces and village-style feel, while Cheltenham town centre remains within easy reach. Charlton Kings offers a blend of independent shops, cafés and everyday conveniences alongside access to countryside walks and the wider Cotswolds.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.

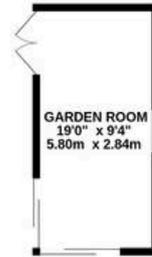


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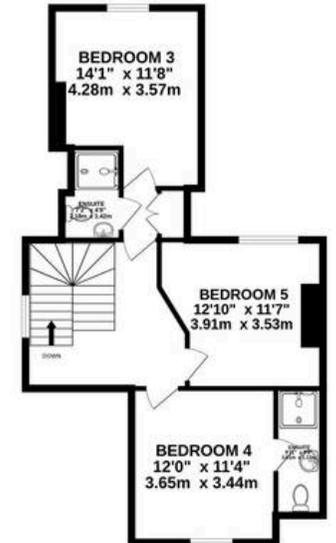
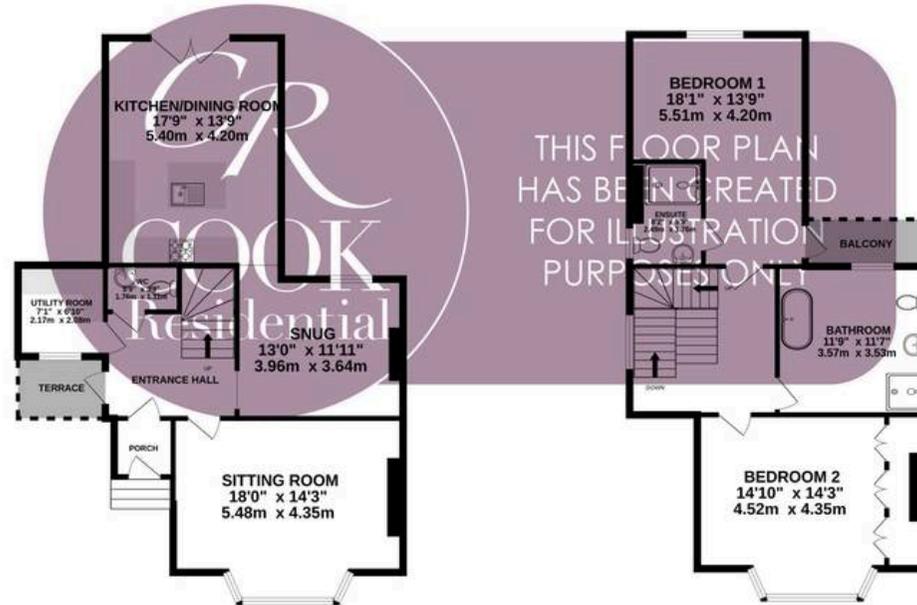
GROUND FLOOR  
994 sq.ft. (92.4 sq.m.) approx.

FIRST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.

SECOND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



GARDEN ROOM  
19'0" x 9'4"  
5.80m x 2.84m



THIS FLOOR PLAN  
HAS BEEN CREATED  
FOR ILLUSTRATION  
PURPOSES ONLY

TOTAL FLOOR AREA : 3083 sq.ft. (286.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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