



Wistley Charlton Hill, Cheltenham, GL53 9NE

£3,995 Per month

**TO LET**

**RR**  
REGENCY  
RESIDENTIAL

- Six Bedrooms
- Five Bathrooms
- Elevated Views over Cheltenham
- Large Maintained Gardens
- Council Tax Band - G
- Unfurnished
- Four Reception Rooms
- Quiet, Private Location
- Parking & Double Garage
- EPC Rating - E

## THE PROPERTY

A substantial, six bedroom detached house set in the most beautiful location just on the outskirts of Charlton Kings with breathtaking views over the surrounding countryside.

The property is offered on an unfurnished basis and briefly comprises of; Ground Floor - Large entrance hall, sitting room with large bay windows, formal dining room with lovely views over the garden, snug / playroom, WC, large open plan kitchen / dining room with built in appliances, utility area and opening into a large conservatory which take in the views into the valley below. The first floor has four generous double bedrooms, each with an en suite shower room, linen cupboard and family bathroom. The top floor has flexible space which consists of a reception space which could be used as a study / playroom / sitting room, large double bedroom suite with balcony, dressing area and en suite shower room and a further smaller double room or study.

The property is warmed by LPG fuelled central heating system and a wood burning stove and also benefits from energy efficient solar powered water heating.

Externally the property is set in mature gardens with a large patio area overlooking Cheltenham which will be maintained as part of the tenancy, double garage and an outside store room.

## SITUATION

## Directions