



Charlton Kings

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ESTATE AGENTS

# Charlton Kings

## Cirencester Road, Charlton Kings, Cheltenham, GL53 8DB

### £780,000 Freehold

A handsome 4 bedroom, semi-detached, period family house with a lovely garden, situated in this sought after location with no onward chain.

CLOSE TO EXCELLENT SCHOOLS • reception hall • downstairs cloakroom • living room • dining/family room • kitchen/breakfast room • cellar • 4 double bedrooms • 3 bath/shower rooms • off road parking • rear garden • no onward chain

#### Description

A wonderful opportunity to purchase this traditional red brick, bay fronted, semi-detached house offering versatile accommodation over 4 floors. Located within one of the most desirable areas in Cheltenham, close to excellent local schools, this characterful home is offered for sale with no onward chain.

The spacious accommodation includes a welcoming hallway with access to the cellar, cloakroom, living room with feature bay window to the front aspect, and separate dining/family room with double doors to the rear garden. The impressive 20m kitchen/breakfast room has a central island, matching units, plenty of table space, feature log burner, and additional double doors to the garden. On the first floor, there are 3 double bedrooms, a family bathroom, and an en suite shower room to the principal bedroom. On the second floor is a further double bedroom, additional shower room, and storage into the eaves. Outside, there is a block paved frontage providing off-road parking. The mature rear garden is mainly laid to lawn with 2 decked areas, one with feature pergola, providing ideal seating areas to enjoy long summer evenings.

#### Further Information:

Local Authority Cheltenham Borough Council. **Tax Band D.** Electricity Mains.

Water Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property, according to Openreach there is Full Fibre in the area. Purchasers should carry out their own investigations regarding the suitability of these services.



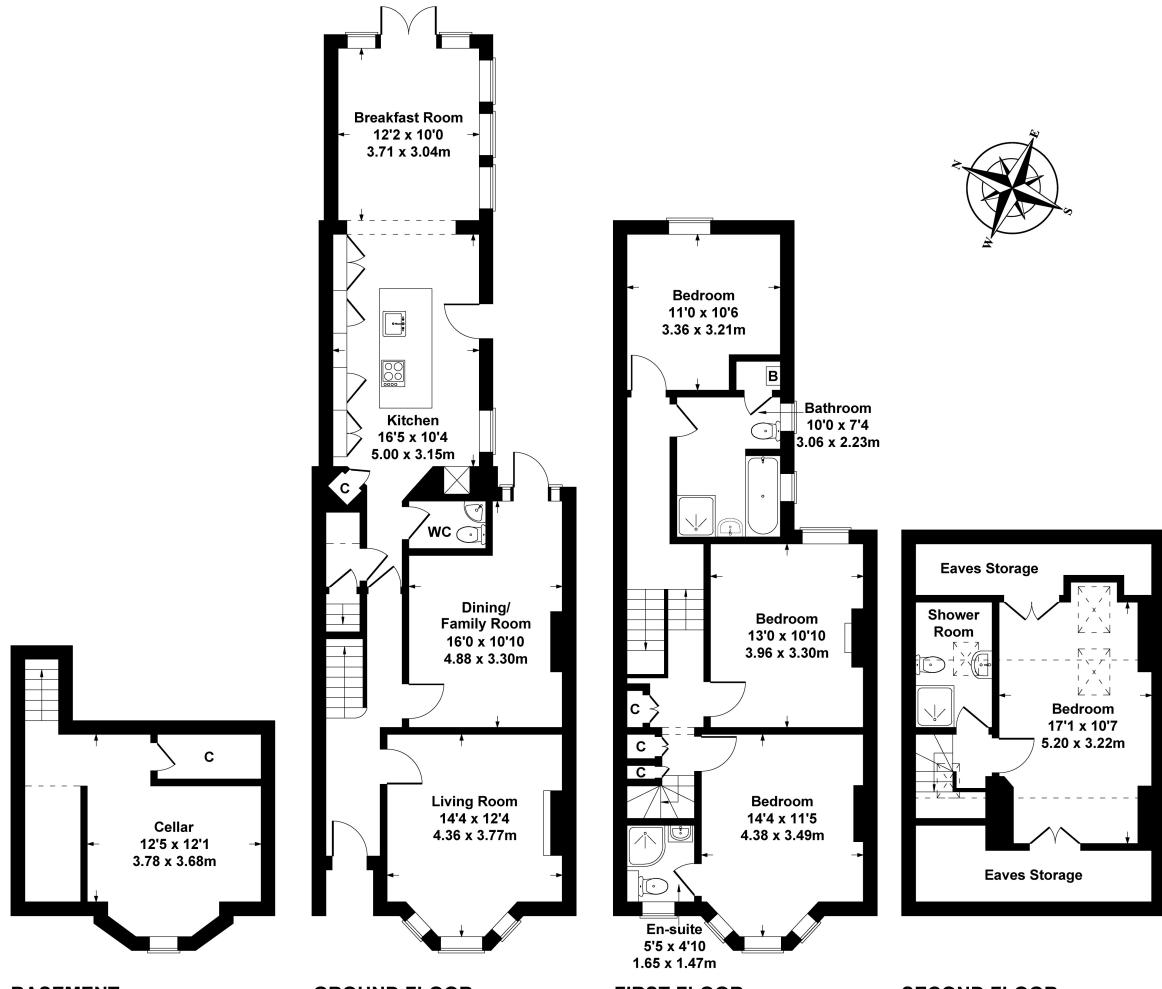


## Situation

A sought after location within a short walk of the village centre, offering a wide range of shops, pubs, and a doctors surgery. Also nearby are excellent schools including the much sought after Balcarras and St Edwards. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

## 85 Cirencester Rd

Approximate Gross Internal Area  
1981 sq ft - 184 sq m

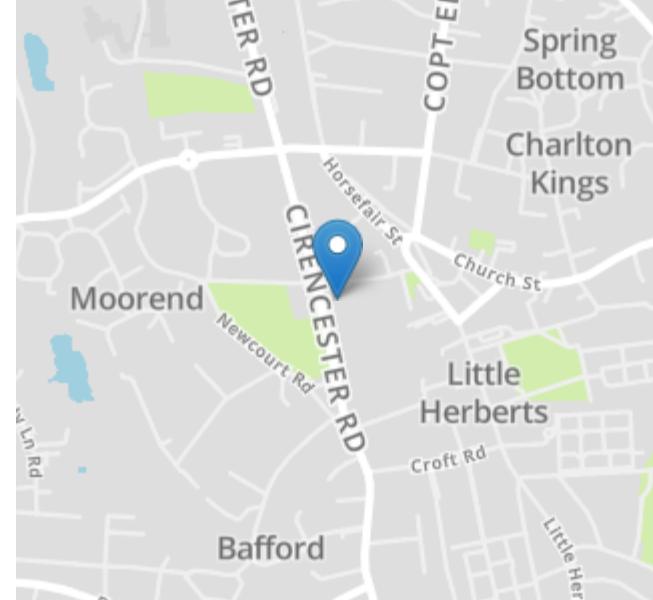


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	71
(55-68)	<b>D</b>	58
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		