



Charlton Kings

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ESTATE AGENTS

Charlton Kings

Church Walk, Charlton Kings, Cheltenham, GL53 8BJ

£695,000 Freehold

A handsome detached, 3 bedroom, family home nestled away within this quiet location with no onward chain.

NO ONWARD CHAIN • entrance hall • cloakroom • living room • family/dining room • kitchen/breakfast room • 3 bedrooms • bathroom • driveway providing off road parking • c.76ft rear garden

Description

A super opportunity to purchase this traditional red brick, bay fronted, detached house, conveniently located within a tucked away position, close to excellent schools and local amenities. This characterful home comprises a welcoming entrance hallway, cloakroom, living room with feature fireplace and a bay window overlooking the front aspect, and a separate extended family/dining room also with a feature fireplace, skylight, and double doors leading to the rear garden. The kitchen/breakfast room has also been extended and is fitted with a range of units, range cooker space, Belfast sink, and skylight allowing plenty of light. On the first floor, there are 3 bedrooms and a refitted family bathroom with an attractive white suite and vanity storage. Outside, there is block paving to the front allowing parking for 2 vehicles and gated side pedestrian access to the delightful c.76ft west facing rear garden, mainly laid to lawn with mature shrub borders, a wooden play house and paved patio, ideal for outside dining.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



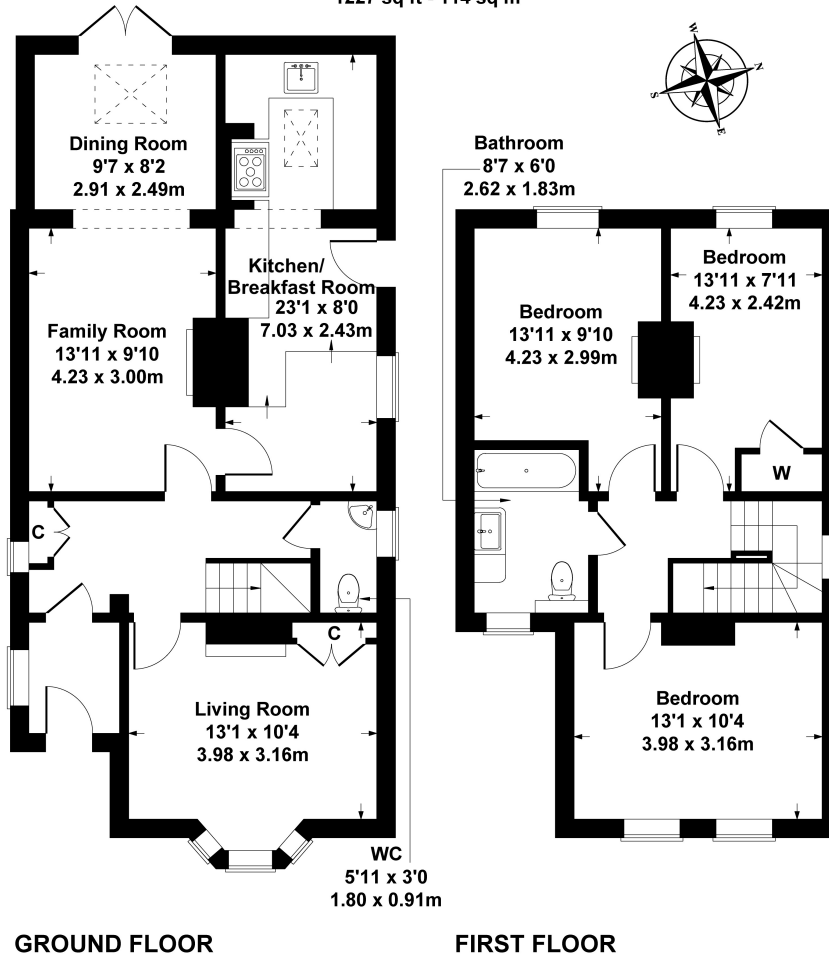


Situation

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 best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

2 Church Walk

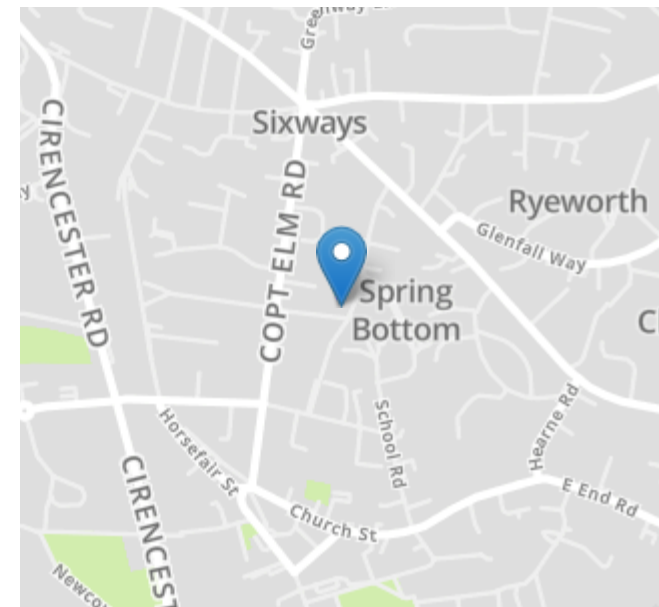
Approximate Gross Internal Area
1227 sq ft - 114 sq m



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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