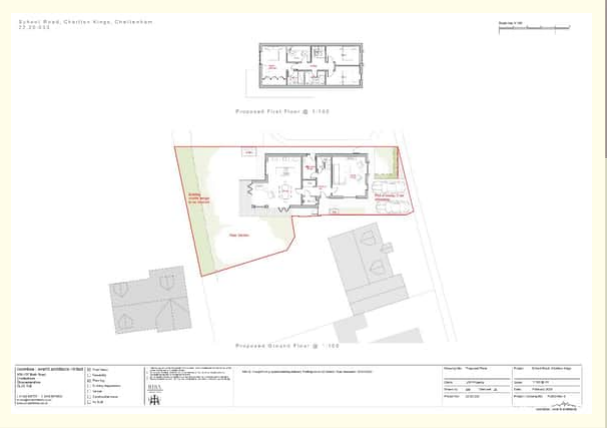


# COMING SOON



Karen Short

Beautifully designed detached modern house



## 53a School Road, Charlton Kings, Cheltenham, Gloucestershire GL53 8BP

COMING SOON.

An exciting opportunity to secure a beautifully designed brand new energy efficient detached family home with off road parking for two vehicles located on a sought-after road in Charlton Kings within walking distance of very good local schools, shops and cafes.

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**53a School Road, Charlton Kings, Cheltenham, Gloucestershire GL53 8BP**

COMING SOON.

An exciting opportunity to secure a beautifully designed brand new energy efficient detached family home with off road parking for two vehicles located on a sought-after road in Charlton Kings within walking distance of very good local schools, shops and cafes. The thoughtfully planned accommodation on the ground floor will include a welcoming entrance hallway with storage, a stunning open plan kitchen/dining/family room complete with premium fitted units and a generous island, bi-fold doors to the outdoor entertaining space and rear garden, plus sliding doors to the side, a spacious living room, a good sized utility/boot room and a downstairs cloakroom.

The first floor accommodation will offer a large main bedroom with bespoke built-in wardrobes and an en-suite shower room, two further double bedrooms, a large study plus a stylish family bathroom.

Additional benefits of this exciting property will include an Air Source Heat Pump for heating and hot water, solar photovoltaic thermal panels, double glazing, underfloor heating on the ground floor; an electric vehicle charging point and bicycle storage.

Early viewing is recommended.

Ready winter 2025.

Please note: the image shown is an artists impression of the completed property.  
Planning permission reference 23/00183/FUL

**Directions**

Leave Cheltenham via the London Road. After the Six Ways traffic lights turn right onto School Road and the property can be found on the right hand side.

**Price:**

£1,100,000

**Tenure:**

Freehold

**Contact:**

Karen Short