

3 CASTLETON VILLAS, LONDON ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6YG





### 3 CASTLETON VILLAS

An excellent contemporary townhouse in the heart of sought after Charlton Kings with allocated off road parking for two cars. Affording four double bedrooms and three bath/shower rooms, the light and spacious accommodation is arranged over three floors and measures nearly 1,500sq.ft.

#### DESCRIPTION

Constructed in 2021 by a local developer, Castleton Villas is a collection of just five individual townhouses set back from the road in the heart of Charlton Kings. 3 Castleton Villas has the benefit of allocated off road parking for two cars. An imposing and partially glazed front door leads into a wide entrance hall with a cloakroom and stairs to the first floor. The ground floor is one large open plan kitchen/dining/living space opening into the garden at the rear. The kitchen is fitted with an excellent range of wall and base level storage units together with integrated appliances, space for an American style fridge/freezer and a large central island incorporating a breakfast bar. Additionally, there are separate airing and utility cupboards. The first floor offers two beautifully proportioned bedrooms, one with a dressing area and the other with fitted wardrobes and an en-suite shower room. A large shower room services the other bedroom on this floor. The second floor plays host to two further excellent double bedrooms. The larger of the two has fitted wardrobes and an excellent usable balcony with far reaching views. They share a bathroom with shower over the bath. Outside and to the rear of the house is a low maintenance garden, largely laid to astro-turf with generous patio, pergola and garden store. The house is offered in excellent condition throughout and has the balance of a 10 year NHBC Warranty (6years remaining).







### SITUATION

Set back from the road and close to the centre of Charlton Kings Village and Sixways, both of which provide an excellent selection of day-to-day amenities. Charlton Kings is renowned for the highly regarded Balcarras School is within a few minute's walk and there are two very popular primary schools also in the area. St. Edwards School is also on the doorstep together with some of the town's finest countryside. The property is also ideally positioned for accessing most of the main transport links both in and out of Cheltenham including the A40 to Oxford and London.

### GENERAL INFORMATION

Services:

Mains gas, electricity and water are connected to the property.

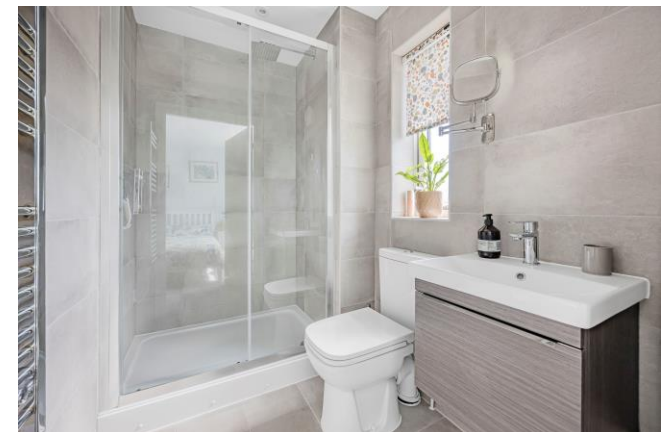
Local Authority: Cheltenham Borough Council.

Council Tax Band: (E) - £2,808.74pa. (2025/2026).

EPC Rating: B.

Viewings:

Strictly by prior appointment through the sole agents Charles Lear & Co. on 01242 222722.

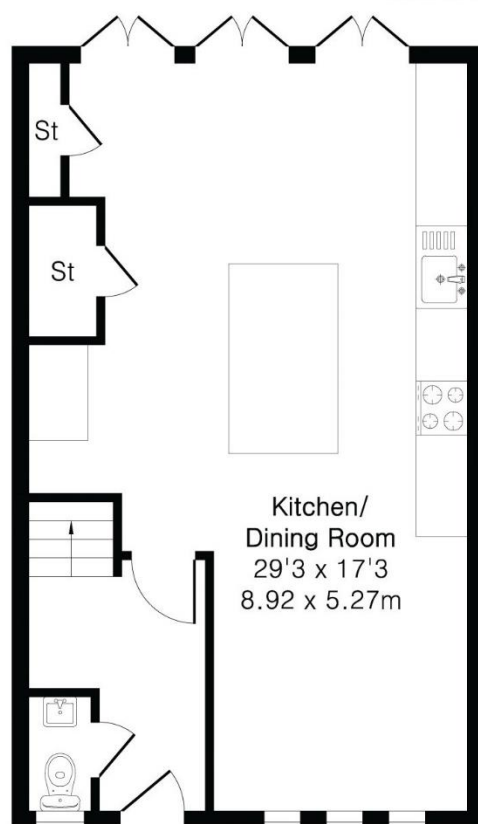


## Approximate Gross Internal Area 1379 sq ft - 128 sq m

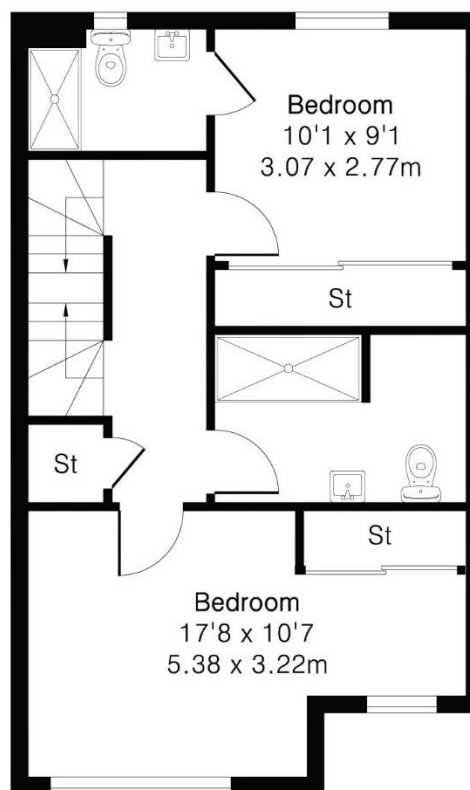
Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 472 sq ft – 44 sq m

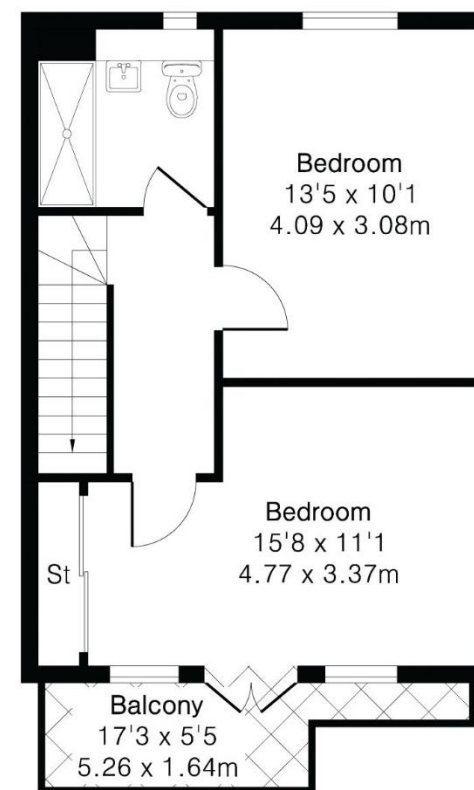
Second Floor Area 419 sq ft – 39 sq m



Ground Floor



First Floor



Second Floor