



CR
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COOK
Residential
FOR SALE

Beeches Road, Charlton Kings, GL53 8NL

CR

Guide Price £600,000



Beeches Road

Charlton Kings, GL52 5GB

Beautifully presented 3-bed semi-detached in Charlton Kings. Stylish accommodation, parking for 4-5 cars, and landscaped garden with versatile garden room. Shutters, underfloor heating, and modern kitchen.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi Detached Home
- Situated In A Fantastic Location Within Charlton Kings
- Open Kitchen & Dining Area
- Immaculately Presented Throughout
- Low Maintenance Rear Garden
- Driveway Parking For Multiple Vehicles





This beautifully presented three-bedroom semi-detached home is located in the highly sought-after village of Charlton Kings, offering stylishly updated accommodation, generous parking, and a landscaped rear garden with a versatile garden room. The property benefits from shutters to the front elevation, underfloor heating in both the kitchen and bathroom, and driveway parking for approximately four to five vehicles.

Hallway: The property is accessed via a modern composite front door opening into a bright entrance hall with wood-effect flooring and a window to the side. Stairs rise to the first floor, and there is useful under-stairs storage.

Sitting/Dining Room: Positioned at the front of the home, this impressive open-plan reception space features a large bay window fitted with shutters, a contemporary inset fireplace, and ample room for both living and dining furniture. The room flows towards the rear, where glazed doors open into the garden, creating an excellent everyday and entertaining space.

Kitchen/Breakfast Room: A standout feature of the home, the extended kitchen offers a contemporary high-gloss design with granite worktops, integrated appliances, and plentiful storage. Skylights and a window overlooking the south facing garden provide an abundance of natural light, while underfloor heating enhances the comfort of this impressive space. French doors open directly onto the garden, and a breakfast bar and dining area add everyday convenience.

Lean-To: Accessed from the kitchen, the lean-to provides additional covered storage and a practical transition space to the rear garden. It is ideal for housing appliances, storing bikes or garden equipment, or offering a sheltered area during wet weather.

Cloakroom: Located on the ground floor, this modern WC is fitted with tiled walls, a close-coupled toilet, and an obscured window.

First Floor Landing:

The landing provides access to all bedrooms and the bathroom.

Bedroom One: Situated at the front of the property, this spacious double bedroom includes a large bay window fitted with shutters, creating a bright and elegant room with ample space for bedroom furniture.

Bedroom Two: Another generous double bedroom positioned at the rear, enjoying views over the garden.

Bedroom Three: A well-presented single room ideal as a child's bedroom, study, or dressing room, with a window overlooking the rear garden.

Shower Room: A beautifully modernised shower room with a walk-in shower, vanity unit with inset basin, tiled walls, and underfloor heating. A rear obscured window provides natural light.

Separate WC: A separate, fully tiled WC located adjacent to the shower room.

Rear Garden: The landscaped garden offers a combination of patio, raised seating areas, and artificial lawn for easy maintenance. At the far end sits a high-quality garden room, ideal as a home office, gym, or hobby space. The garden is fully enclosed, creating a private and practical outdoor environment.

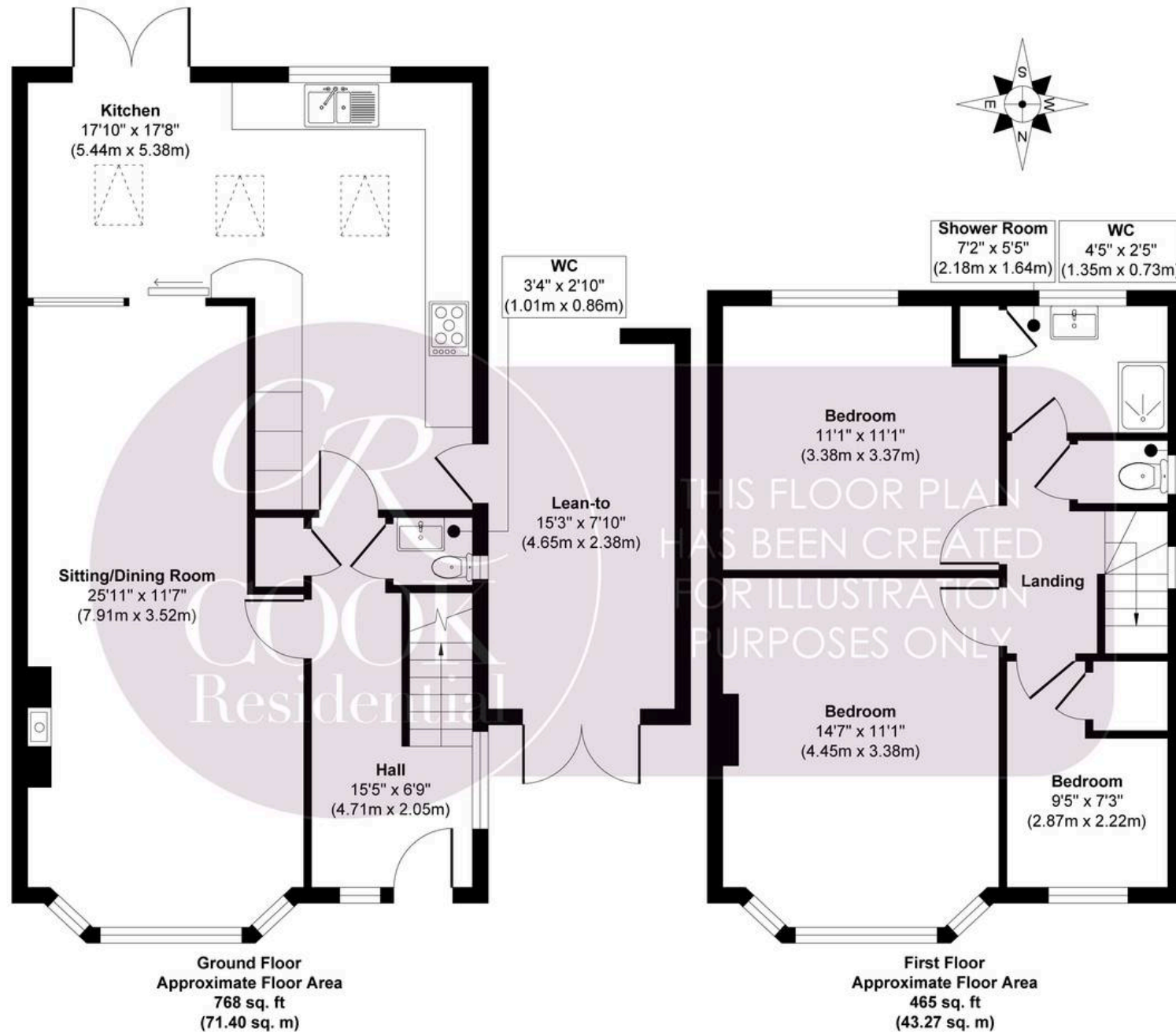
Front & Parking: A large driveway to the front of the property provides parking for approximately four to five vehicles.

Additional Details:

- **Tenure:** Freehold
- **Council Tax:** Band D
- Shutters to the front of the property
- Underfloor heating in the kitchen and bathroom
- Spacious garden room ideal for multiple uses
- Lean-to offering excellent additional storage and garden access

Location: Charlton Kings is one of Cheltenham's most desirable residential areas, renowned for its strong community feel, excellent schools, and access to the stunning Cotswold countryside. Beeches Road is well placed for local shops, cafés, pubs, and parks, with convenient travel links into Cheltenham town centre and towards the A40 for Oxford and London. The area offers outstanding recreational opportunities, including nearby walks across Cleeve Hill and local nature reserves.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by the purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 1233 sq. ft / 114.67 sq. m (Including Lean-to)
Approx. Gross Internal Floor Area 1114 sq. ft / 103.61 sq. m (Excluding Lean-to)

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.