

53 Little Herberts Road,  
**CHARLTON KINGS,**  
CHELTENHAM, GLOUCESTERSHIRE, GL53 8LL





Extensively refurbished and extended in 2023, this impressive four-bedroom family home occupies a prime position in the heart of Charlton Kings village. Combining period character with contemporary finishes, the property has been thoughtfully redesigned to create a stylish and practical home, finished to an excellent standard throughout.

A generous entrance hall provides a welcoming first impression and leads into the spacious sitting room, where a log-burning stove creates an attractive focal point. Glazed doors open directly onto the front courtyard garden, allowing plenty of natural light and providing a seamless connection between the indoor and outdoor spaces. The heart of the home is the superb open-plan kitchen, dining and family room. Fitted with bespoke cabinetry, integrated appliances and ample storage, it has been designed for modern family living and entertaining alike. Bifold doors to both the front and rear gardens flood the room with natural light and create an effortless flow between the house and its outdoor spaces. Also on the ground floor is a versatile home office, which could equally be used as a fifth bedroom or playroom, together with a cloakroom and a separate utility room.

The first floor offers a generous principal bedroom with fitted wardrobes and a contemporary en-suite shower room. Three further well-proportioned bedrooms are served by a stylish family bathroom, complete with a freestanding bath and a walk-in shower.

Outside, the front and rear gardens have been thoughtfully landscaped to create attractive, low-maintenance spaces for relaxing and entertaining. The rear courtyard features generous seating and patio areas with subtle lighting, while the enclosed front garden is well stocked and enjoys a pleasant outlook towards the surrounding Cotswold landscape. Sliding doors from both the kitchen/family room and the office provide direct access, further enhancing the connection between inside and out. The property also benefits from off-street parking for two vehicles.

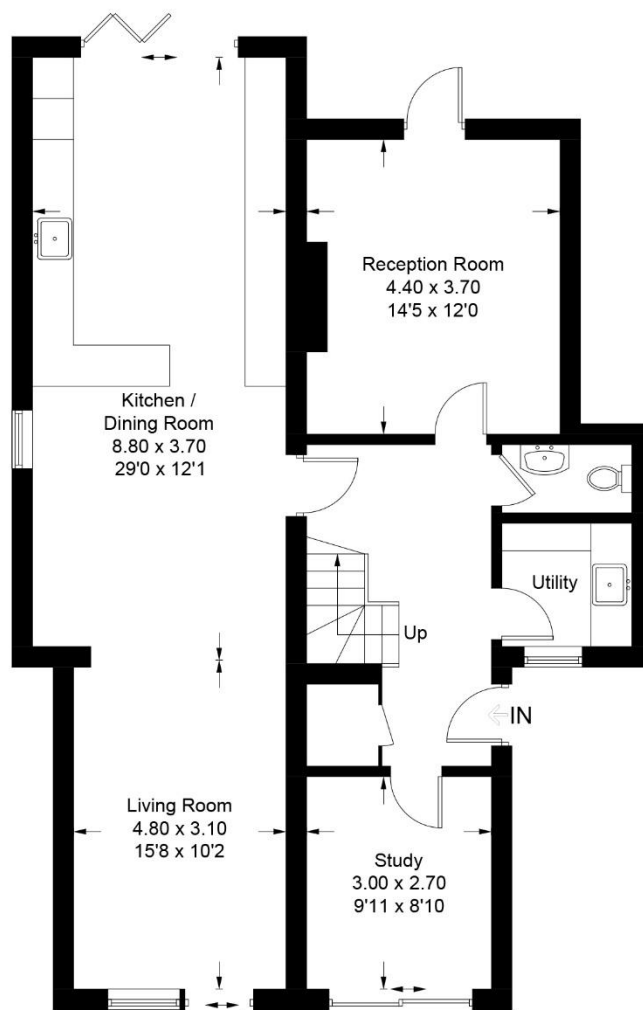
Situated in the heart of Charlton Kings, the property is within easy reach of the village's excellent amenities, including a range of independent shops, cafés and restaurants, as well as highly regarded schools, including the ever-popular Balcarras School. Cheltenham town centre is also easily accessible, making this an exceptional family home in one of the area's most desirable locations.



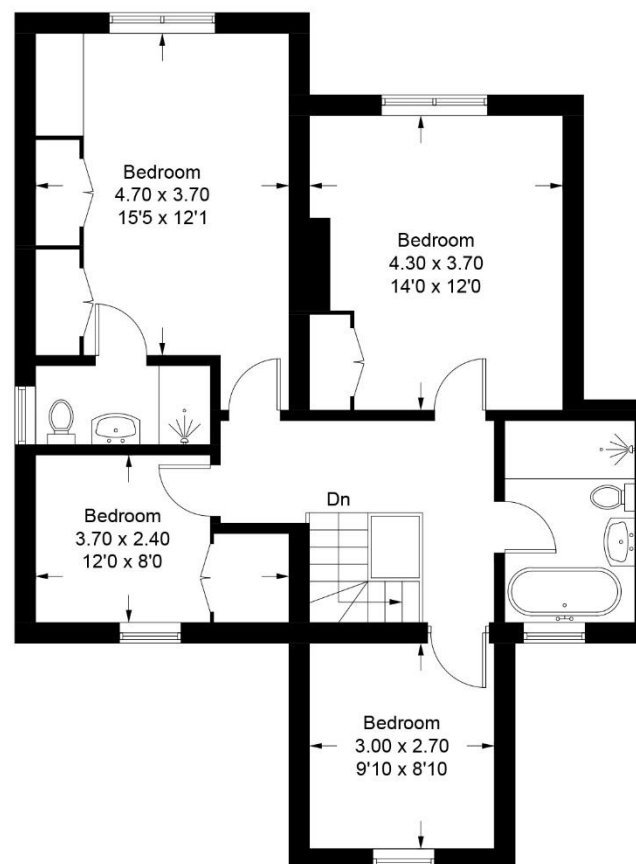


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Approximate Gross Internal Area = 165.6 sq m / 1783 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323230)



**GENERAL INFORMATION**  
Mains water, electricity, gas and drainage are connected to the property.

**EPC**  
C

**COUNCIL TAX BAND**  
C

**TENURE**  
Freehold.

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

**Charles Lear & Co.**  
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