

27 BRANCH HILL RISE,
CHARLTON KINGS,
CHELTENHAM, GLOUCESTERSHIRE, GL53 9HN





A beautifully maintained and thoughtfully modernised four-bedroom detached house, ideally positioned in the desirable area of Charlton Kings and within easy walking distance of the regarded Balcarras School and Charlton Kings Junior School.

Originally constructed during the 1970's, this superb family home has been updated and improved by the current owners, who have done an exceptional job during their tenure creating a stylish, comfortable property. Offered for sale in excellent order throughout, the house provides well-balanced accommodation, including four bedrooms, suited to modern family life, whilst also offering the flexibility and living that will appeal to those looking to downsize. The ground floor has a large open-plan entertaining kitchen in addition to a formal sitting room with fitted furniture, large utility room and cloakroom.

The property enjoys the benefit of a private driveway, garage and a low-maintenance garden, which has been designed for ease of upkeep while still providing an attractive outdoor space. A particular feature is the garden's favourable aspect, enjoying the evening sun and creating an ideal setting for entertaining.

Charlton Kings is renowned for its excellent community feel and convenient local amenities, with a selection of shops, cafés and everyday facilities close by. The property is well placed for access to the amenities along Cirencester Road, Lyefield Road West and Sixways, where residents can enjoy a range of independent shops and services.

This delightful home offers a comfortable layout, modernised accommodation and a convenient position close to local schools and amenities. The property would suit a variety of purchasers, from families looking for a well-located home to couples seeking a manageable and easily maintained property.

This property benefits from excellent access to some of the area's most attractive green spaces. The nearby Charlton Kings Common and Timbercombe Woods provide a wonderful natural backdrop, offering scenic walking routes, woodland trails and peaceful countryside surroundings right on the doorstep.



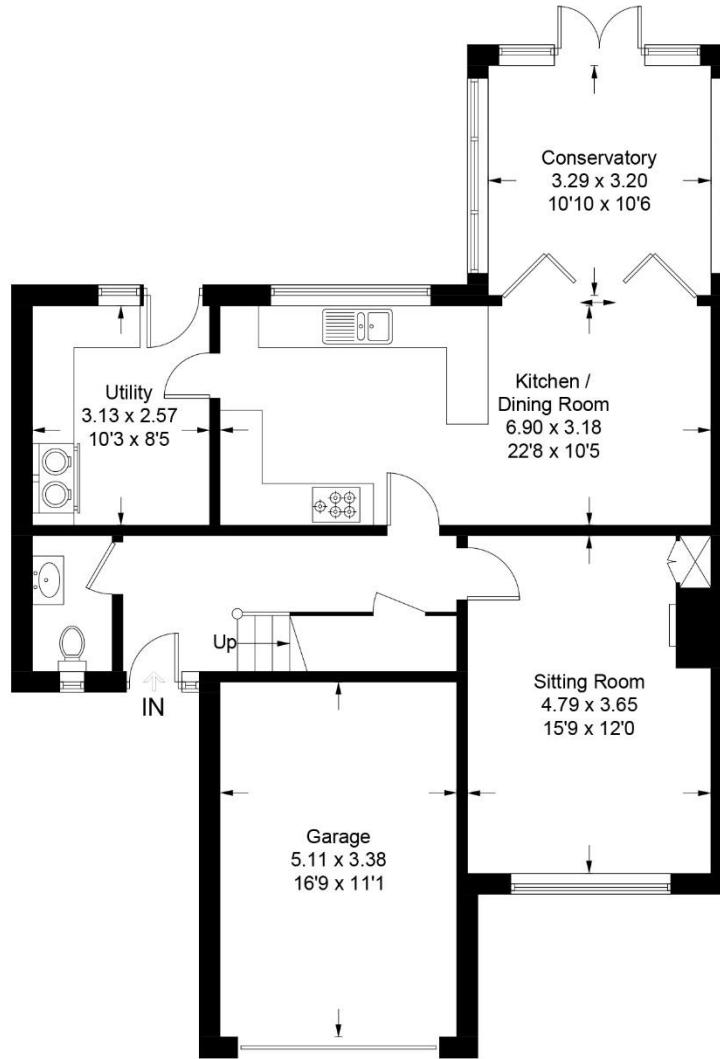


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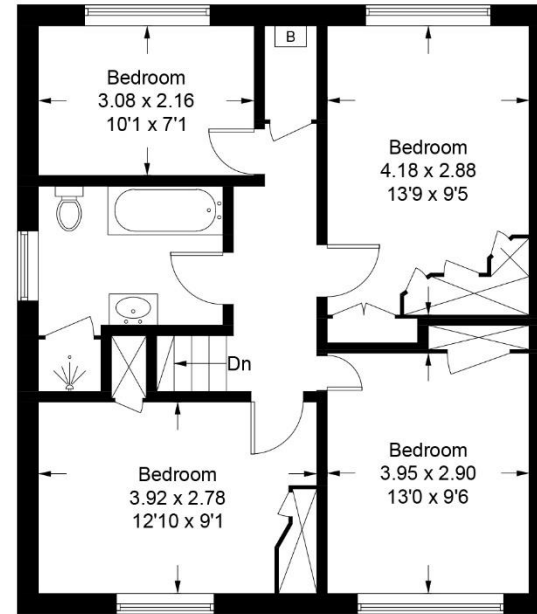
Approximate Gross Internal Area = 130.3 sq m / 1402 sq ft

Garage = 17.3 sq m / 186 sq ft

Total = 147.6 sq m / 1588 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311024)



GENERAL INFORMATION

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

EPC
TBC.

COUNCIL TAX BAND
(E) - £2,948.09 (2026/2027).

TENURE
Freehold.

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

Charles Lear & Co.

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