



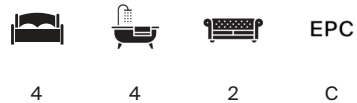
1 CHARLTON GARDENS

Cheltenham GL53 9FB



A FABULOUS HOME SITTING IN A QUIET CUL-DE-SAC

Charlton Gardens is an attractive detached family home, occupying a prime corner position within this small and exclusive development of similarly styled properties.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,325,000



1 CHARLTON GARDENS

The house offers beautifully proportioned and highly flexible accommodation arranged over two floors, with a welcoming entrance hall providing access to the principal reception rooms. The heart of the home is the impressive open-plan kitchen/dining room, featuring modern floor and wall-mounted units, integrated appliances and a substantial central island. Bi-folding doors open onto a secluded side area adjoining the house and garage, creating an excellent space for entertaining. A separate utility room provides additional storage and space for white goods. Also off the hallway is a cloakroom and access to a generous sitting room, complemented by a separate private study. The sitting room benefits from bi-folding doors at both ends, offering seamless access to the garden and patio areas.

Completing the ground floor accommodation is a spacious guest bedroom with its own en-suite shower room.







PRINCIPAL BEDROOM

The principal bedroom enjoys dual dormer windows, allowing an abundance of natural light, along with excellent fitted wardrobes and a beautifully appointed en-suite.



BEDROOMS

There are a two further well-proportioned bedrooms, all featuring built-in storage, one with an en-suite shower room and a family bathroom.

OUTSIDE

Externally, the property benefits from a large integral garage, ample off-street parking, and an additional detached single garage positioned to the side of the driveway, providing further parking or valuable storage space. The gardens are thoughtfully landscaped with a variety of mature plants, trees and shrubs, while the rear garden offers a generous area of level lawn and an attractive patio, perfectly positioned off the living room.





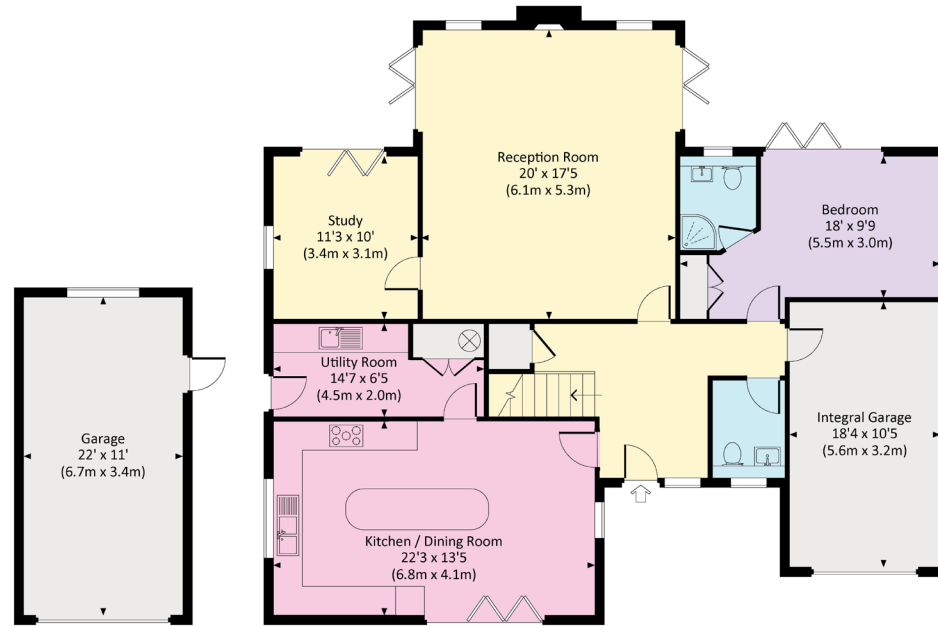


CHARLTON GARDENS, GL53

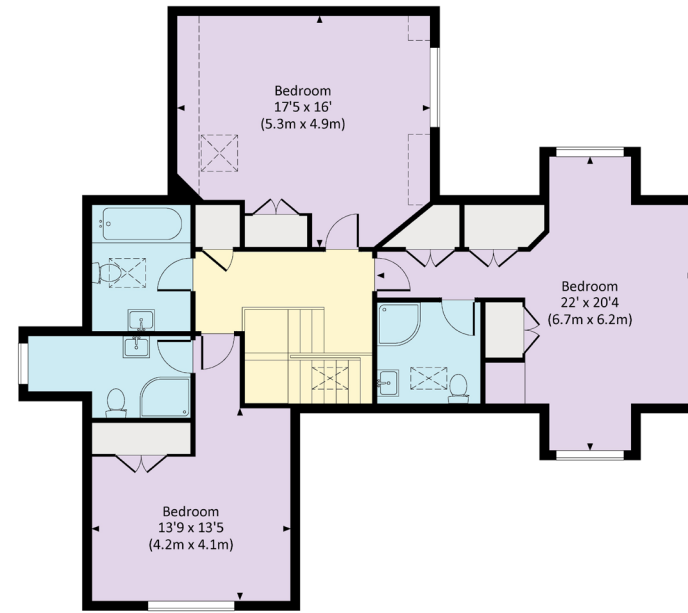
Approx. gross internal area 2298 Sq Ft. / 213.5 Sq M.

Approx. gross internal area 2308 Sq Ft. / 214.4 Sq M. Inc. Restricted Height

Approx. gross internal area 2741 Sq Ft. / 254.6 Sq M. Inc. Garages



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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