



Bafford Approach, Charlton Kings, Cheltenham, GL53
Cheltenham

Offers Over
£1,399,500

Bedrooms: 5

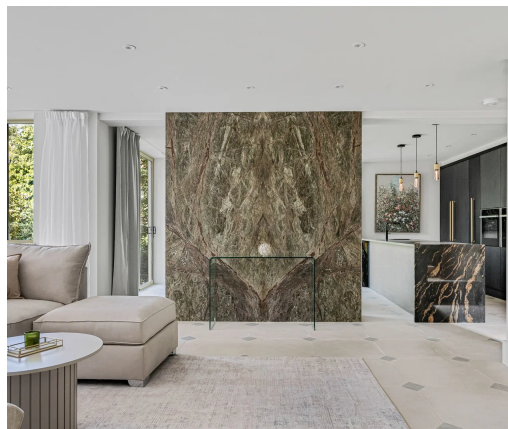
Bathrooms: 4

Receptions: 4

Introducing an extraordinary new build: a striking, three-storey contemporary detached residence nestled in the highly sought-after Charlton Kings area of Cheltenham. Meticulously designed and finished to an exacting standard, this distinctive home combines bold modern architecture with carefully considered internal layouts to create a flexible, family-friendly living environment. From the beautifully proportioned reception spaces to the sumptuous bedroom suites and the carefully landscaped courtyard garden, every element has been conceived to deliver comfort, privacy and a strong sense of arrival.

Set within one of Cheltenham's most desirable and picturesque neighbourhoods, this property benefits from an enviable position close to green open spaces, well-regarded schools, independent shops, cafés and easy links to the town centre. Charlton Kings is renowned for its leafy streets and community atmosphere, providing an ideal setting for families, professionals and those seeking the balance of suburban tranquillity and convenient access to Cheltenham's cultural and transport amenities. Approached via a private drive and generous forecourt which accommodates parking for up to four cars, the property presents a commanding contemporary façade, combining clean lines and premium materials that signal the quality within.

The accommodation is versatile and thoughtfully planned, comprising an entrance hallway, utility room, three double bedrooms including a luxurious master suite with fully fitted wardrobes and an exceptional ensuite, a family bathroom, a lower ground floor open-plan living/dining/kitchen anchored by an



Approximate Gross Internal Area 2585 sq ft - 240 sq m

Basement Area 928 sq ft – 86 sq m

Ground Floor Area 913 sq ft – 85 sq m

First Floor Area 744 sq ft – 69 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



