



12 BIRCH CLOSE

CHELTENHAM GL53



A BEAUTIFULLY DESIGNED HOUSE IN CHARLTON KINGS

A striking mid-century home redesigned by Edge Design Workshop. Inspired by the Eames House, it features bold colours, Crittall-style glazing, and light-filled interiors. Within Balcarras priority catchment.



Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Freehold

Guide Price: £925,000



12 BIRCH CLOSE

The ground floor has a flowing layout with warm oak flooring and generous glazing framing views of the landscaped gardens and hills beyond.

A bulthaup b1 kitchen with Gaggenau, Miele and Liebherr appliances forms the centrepiece of the home. It opens into a spacious dining room and a garden room that connects effortlessly with the outdoors.

A separate living room with a cast-iron stove offers a calm retreat, while a utility, WC and store complete the layout.



Upstairs, a galleried landing leads to three beautifully finished bedrooms, including a principal suite with fitted oak wardrobes and an elegant en suite. The two further bedrooms share a contemporary family bathroom, while an open-plan study enjoys far-reaching views towards the Cotswolds.

The gardens, originally designed by Harriet Parsons Landscape Design, are rich in biodiversity and year-round colour, featuring wildlife-friendly planting, cherry and apple trees, and multiple seating areas for both sun and shade.



LOCATION

Located on the eastern edge of Cheltenham, Birch Close enjoys easy access to the Cotswolds National Landscape and provides excellent local schools, clubs and access to various shops close to the town centre.

Cheltenham itself caters for a broad variety of needs with various shops, restaurants and world renowned schooling. Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol. Cheltenham train station also has a main line into London Paddington.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

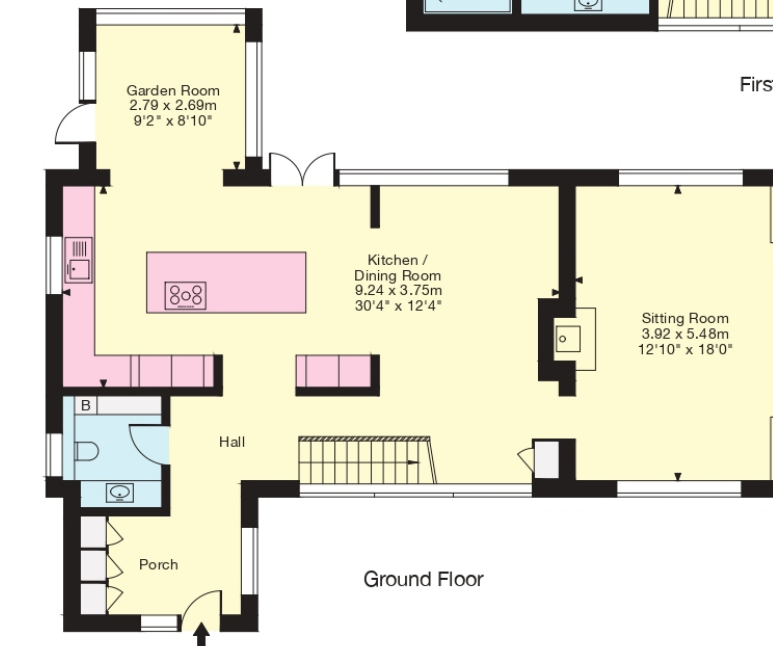
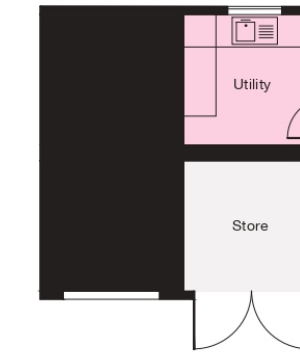
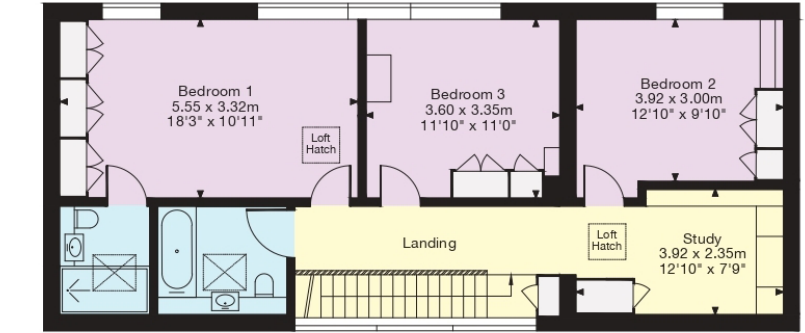
Whilst famed for hosting a number of festivals to include the Food, Jazz, Literature and Science festivals, undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.





Birch Close Charlton Kings, Cheltenham

Gross Internal Area (Approx.)
 Main House = 164.1 sq m / 1,766 sq ft
 Utility (excl. Store) = 6.1 sq m / 66 sq ft
 Total Area = 170.2 sq m / 1,832 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

We would be delighted
to tell you more.

Harry Bethell
01242 246959
harry.bethell@knightfrank.com

Knight Frank
123 Promenade
Cheltenham GL50 1NW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.