



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



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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

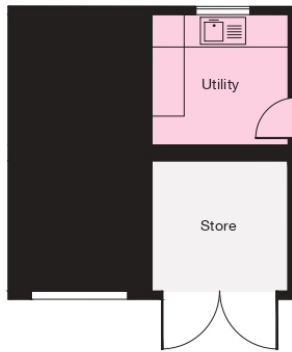


Gross Internal Area (Approx.)

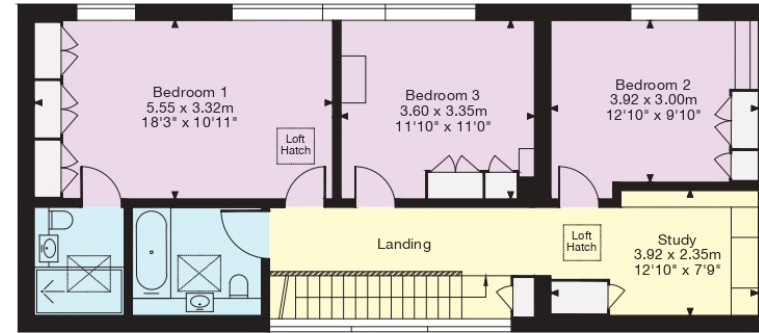
Main House = 164.1 sq m / 1,766 sq ft

Utility (excl. Store) = 6.1 sq m / 66 sq ft

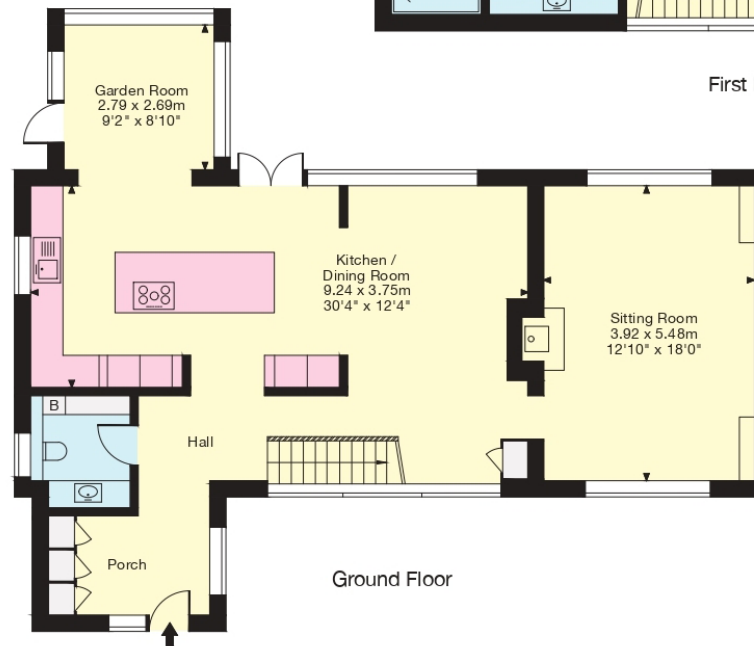
Total Area = 170.2 sq m / 1,832 sq ft



Outbuilding



First Floor



Ground Floor

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

We would be delighted
to tell you more.

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