



## TANGLEWOOD

Balcarras Road, Charlton Kings, Cheltenham GL53 8QG



## TANGLEWOOD CHARLTON KINGS

A rare opportunity to acquire a distinguished family residence occupying one of the most secluded and desirable positions on Balcarras Road.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,695,000



## LIVING

Tucked away behind established hedging in a generous and mature plot, this substantial home spans over 3,000 sq ft and offers both elegance and exciting scope for modernisation or expansion (subject to planning). 'Tanglewood' is one of the few remaining properties on this prestigious road to retain its original character, while also presenting significant potential to enhance or extend in keeping with its contemporary neighbours.

Approached via a discreet entrance, the property opens onto a spacious driveway and detached double garage. Inside, the sense of space is immediately evident. A broad entrance hall—large enough to serve as an informal sitting room—acts as the centrepiece of the home, with well-proportioned reception rooms leading off. To one side, a generous study with bespoke cabinetry and library shelving provides a refined work-from-home setting. Opposite, a beautifully bright sitting room features a wide bay window and fireplace, framing delightful views over the front garden.





## KITCHEN

At the rear of the property, double doors connect the formal dining room to the terrace and lawn beyond—ideal for entertaining—while the kitchen/breakfast room offers a more casual family space, complete with a range of fitted units, an Aga, and a lovely garden outlook. A side entrance provides day-to-day access via a functional boot/utility room and internal hallway, perfect for busy family life.





## BEDROOMS

Upstairs, the layout continues to impress. Five comfortable bedrooms are arranged around a broad landing, from which French doors lead to a small upper terrace with far-reaching views. The principal suite includes its own private bathroom, while a second bedroom also benefits from en suite facilities. Three further bedrooms share a generous family bathroom, and a large loft area provides potential for workspace, gym, media room or a future conversion.

### OUTSIDE

Externally, the gardens are a key feature—wonderfully private and thoughtfully landscaped with mature trees, flowering borders, and generous lawns, which extends to over a third of an acre. Primarily arranged at the front, with a further enclosed section to the rear, the outside space offers a peaceful and secure environment for both adults and children. From select vantage points within the house and grounds, views extend across the local landscape toward Wisley Hill. A particularly unique detail is the underground wine cellar, discreetly accessed from the garage via a spiral staircase, complete with built-in bottle storage—a rare and luxurious touch.

Tanglewood is coming to the market for the first time in 55 years.





## LOCATION

Balcarras Road in the heart of popular Charlton Kings. Once a village but now incorporated into Cheltenham, Charlton Kings is a highly regarded and desirable residential location less than 3 miles from the centre of Cheltenham and on the edge of rolling Cotswold countryside. Offering a range of independent local shops, cafes, doctors surgeries, excellent public houses, two golf courses and two very sought-after schools - Balcarras School and St Edwards School. Balcarras has consistently received an 'outstanding' rating from Ofsted and is a 3 minute walk away and St Edwards, an independent option.

Cheltenham is also recognised for its selection of excellent independent schools such as Dean Close School, Cheltenham Ladies College and Cheltenham College.

The property is conveniently located with easy access to the A40 leading to Oxford and London and the M5 giving access to Birmingham and Bristol. The mainline railway station at Cheltenham Spa offers regular services to London Paddington.





Approx. gross internal area 3052 Sq Ft. / 283.5 Sq M.

Approx. gross internal area 3732 Sq Ft. / 346.7 Sq M. Inc. Loft Space

Approx. gross internal area 4093 Sq Ft. / 380.2 Sq M. Inc. Wine Cellar and Double Garage



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. (ID76726)



We would be delighted  
to tell you more.

**Nick Chivers**  
01242 246959  
[nick.chivers@knightfrank.com](mailto:nick.chivers@knightfrank.com)

**Knight Frank Cheltenham**  
123 Promenade  
Cheltenham GL50 1NW

**knightfrank.co.uk**

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