

10A BAFFORD APPROACH, CHARLTON KINGS,

CHELTENHAM, GLOUCESTERSHIRE, GL53 9HP





A stunning one-off new-build residence, finished to an exceptional standard and located in the sought-after village of Charlton Kings. Extending to approximately 2,585 sq.ft., the property offers beautifully designed accommodation arranged over three floors, with a focus on contemporary living, quality materials and excellent attention to detail.

The lower ground floor is the real hub of the home, centred around a magnificent open-plan kitchen, dining and living space that opens directly onto the garden. A striking chimney breast, clad in book-matched forest green granite, creates a stylish focal point, while the contemporary kitchen features a central island, integrated appliances and a built-in teppanyaki grill. Also on this level is a dedicated gym and shower room.

The ground floor provides three excellent double bedrooms. The largest of the three benefits from a sizeable picture window overlooking the garden and a superbly appointed four-piece en-suite bathroom with twin wash hand basins. The two further bedrooms share a well-equipped four-piece family bathroom, while a separate utility room adds further practicality.

The first floor is home to an impressive principal suite, comprising a generous bedroom, dressing room and a large contemporary en-suite bathroom. A spacious home office and useful eaves storage complete this floor.

Outside, the property enjoys a private setting with a driveway to the front providing parking for four cars. External storage can be found under the stairs whilst the rear garden is particularly secluded, being mainly laid to lawn with a large patio area, creating an ideal space for outdoor entertaining and relaxation.

The property is ideally placed to enjoy the natural surroundings with Charlton Kings Common and Timbercombe Woods close by, providing woodland trails and a peaceful countryside setting on the doorstep.

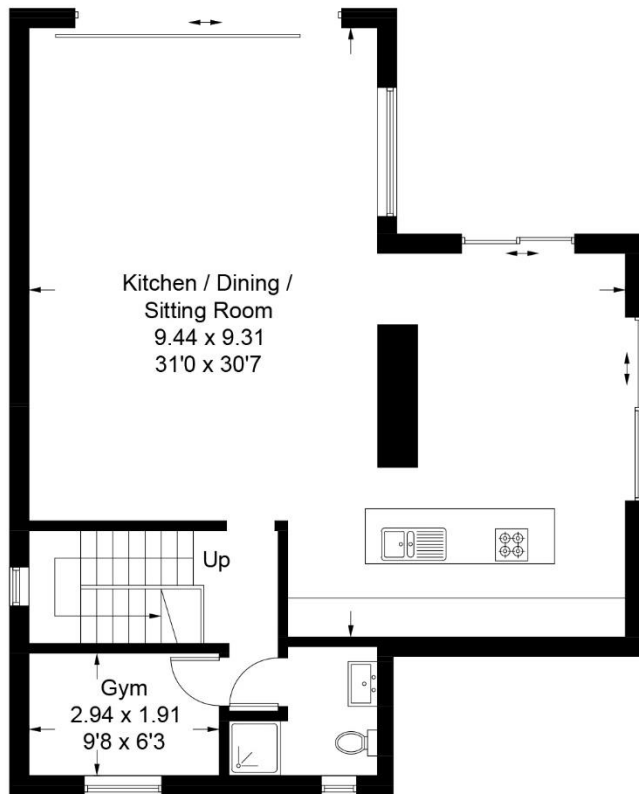
Combining contemporary design, high-quality finishes and generous living accommodation, this exceptional home offers a rare opportunity to acquire a bespoke new-build in one of Charlton Kings' most desirable locations.



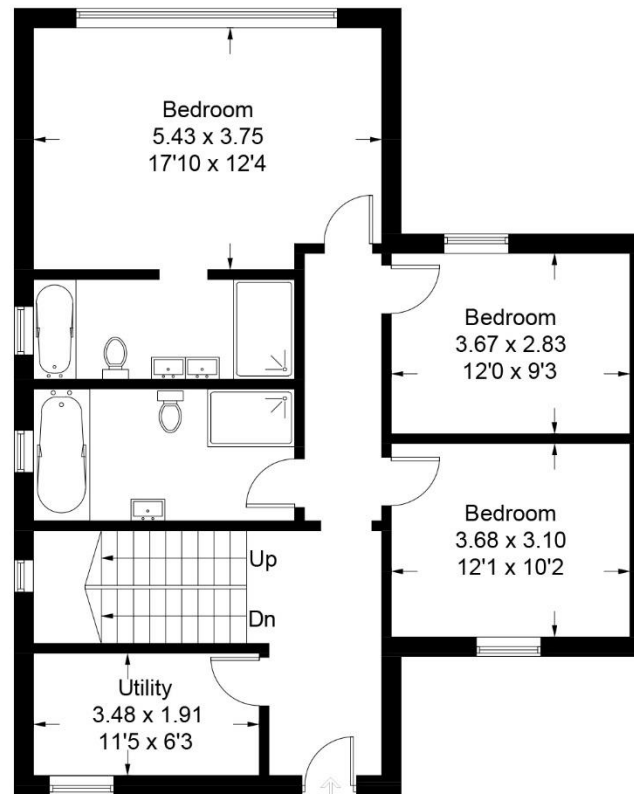


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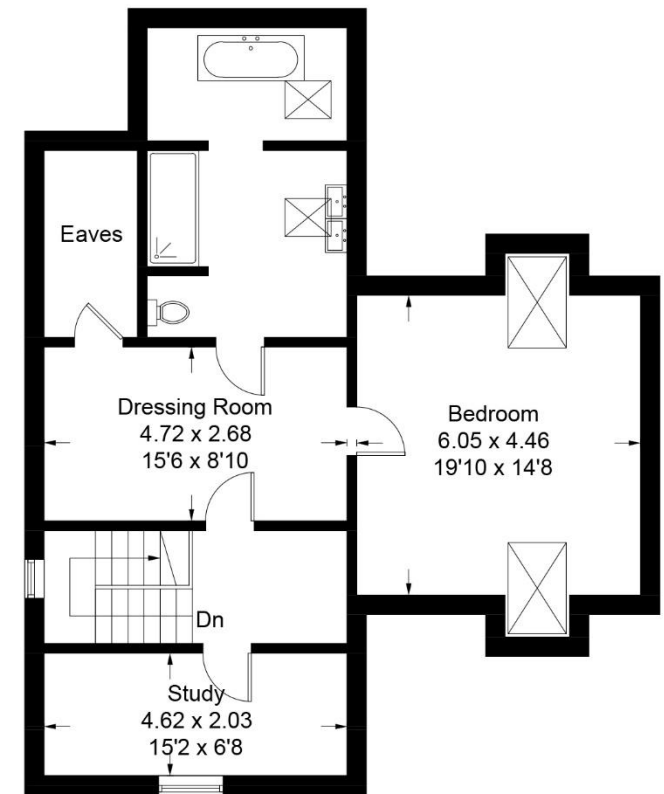
Approximate Gross Internal Area
240 sq m / 2585 sq ft



Lower Ground Floor



Ground Floor



First Floor



GENERAL INFORMATION

Mains water, electricity and drainage are connected to the property. Gas may be connected on request.

The property is warmed by an air source heat pump, solar panels and underfloor heating throughout.

The house is fitted with triple glazing. Additionally, there is 11.5kW of battery storage.

NEW BUILD WARRANTY

Provided by Buildzone

EPC

A.

COUNCIL TAX BAND

TBC.

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

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