



8 CHARLTON PARK GATE

CHELtenham GL53 7DJ



A LANDMARK 1920'S FAMILY HOME WITH EXCEPTIONAL GARDENS

Set within one of Cheltenham's most sought after residential addresses, 8 Charlton Park Gate stands on a remarkable plot extending to more than 1.5 acres of beautifully established south facing gardens.

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Local Authority: Cheltenham Borough Council
Council Tax Band: H
Tenure: Freehold

Guide price £3,250,000



8 CHARLTON PARK GATE

This elegant 1920's home has been carefully maintained by the current owners for many years and offers around 4,000 square feet of light, well balanced accommodation arranged over two floors, ideal for modern family living.

Inside, the spacious reception hall showcases the original staircase and forms the central point of the ground floor, where the accommodation flows beautifully.

The open plan kitchen and dining room includes an AGA, a snug area and wide views over the gardens, creating a superb everyday living space. A family room with glazed double doors, a formal sitting room with a feature fireplace and bay window, a dedicated home office, a utility and boot room and two cloakrooms complete the ground floor.





LANDING

A bright and elegant space, beautifully framed by a large feature window that floods the area with natural light and offers a view of the gardens beyond. The original wooden balustrade and staircase create a sense of craftsmanship and character.





BEDROOMS AND BATHROOMS

On the first floor, four well proportioned double bedrooms all enjoy views over the grounds. The principal suite includes a dressing area, a generous en suite bathroom and bi folding doors opening onto a covered balcony with far reaching views towards Leckhampton Hill. A large guest bedroom benefits from extensive fitted wardrobes and an en suite bathroom, while the remaining bedrooms share a family bathroom. An additional cloakroom is also located on this floor.

This is a rare opportunity to acquire a beautifully presented and substantial home set within one of Cheltenham's finest plots.





GROUND S AND LOCATION

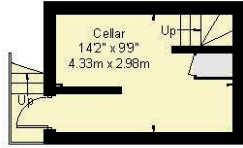
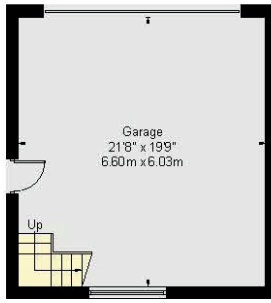
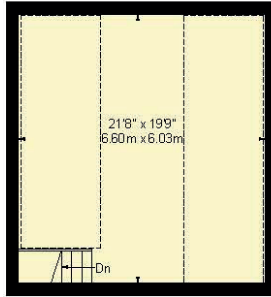
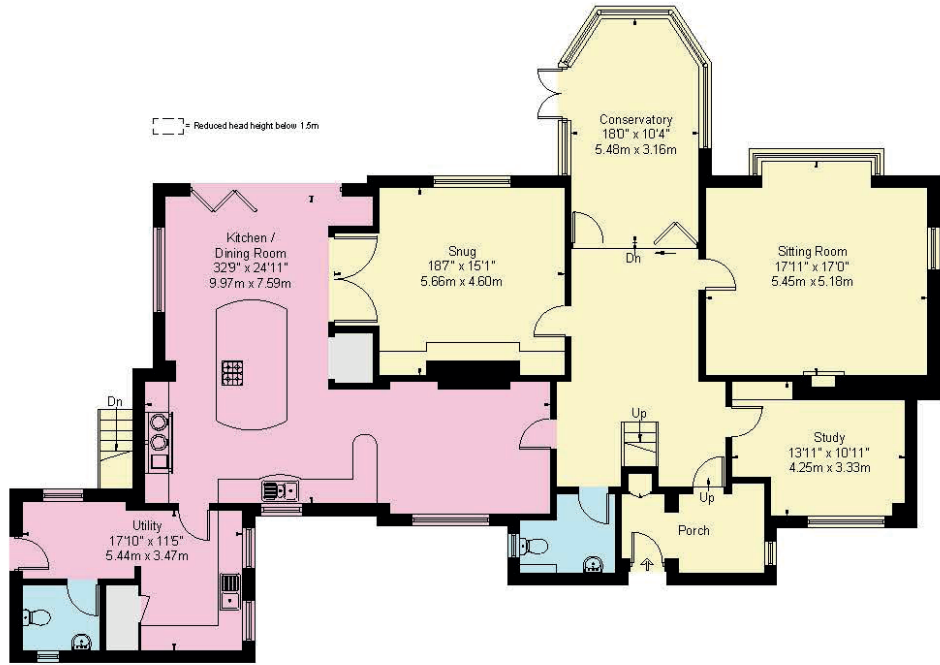
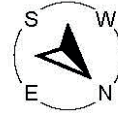
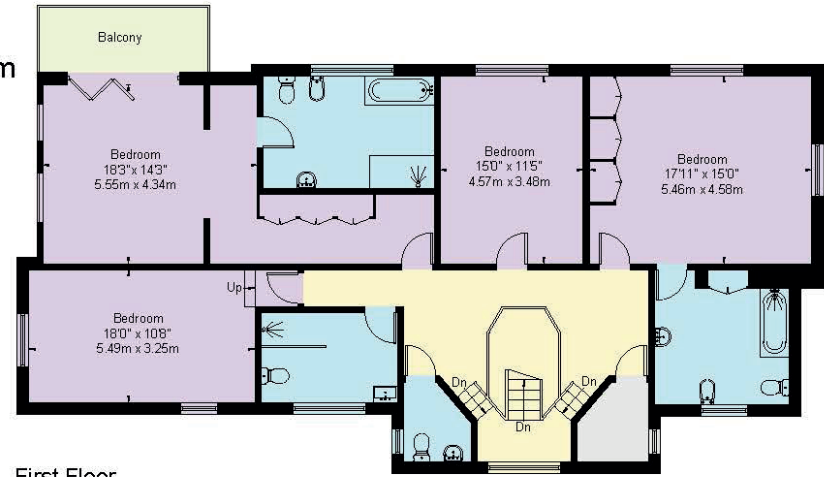
The grounds are a defining feature, with sweeping formal lawns, mature trees, exceptional privacy and a well-kept tennis court. The house sits discreetly behind a generous circular driveway providing ample parking and direct access to the garage and gardens.

Charlton Park Gate is widely regarded as Cheltenham's premier residential road, home to a small number of substantial private houses set within large, peaceful grounds. The location offers excellent convenience, with Charlton Kings and the popular Bath Road nearby for everyday amenities, cafés and services. Cheltenham's vibrant town centre is also close at hand, along with several outstanding schools, including Cheltenham College and St Edward's.





Charlton Park Gate, Cheltenham, GL53 7DJ
Approximate Floor Area = 3740 sq ft / 347.5 sq m
Cellar = 137 sq ft / 12.7 sq m
Outbuilding = 860 sq ft / 79.9 sq m
Total = 4737 sq ft / 440.1 sq m



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. (ID767266)

We would be delighted
to tell you more.

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