

Copt Elm Road, Charlton Kings, Cheltenham, Gloucestershire GL53 8AB



Spacious and stylish living • Four bedrooms • Open-plan kitchen and dining • Loft-converted principal suite • Beautifully landscaped garden • Energy-efficient upgrades • Prime location with excellent schooling from nursery to sixth form • EPC C

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Situated on a sought-after tree-lined road, this spacious and beautifully presented four-bedroom semi-detached home offers off-street parking and a stunningly landscaped rear garden. Ideally located within a mile of the highly regarded Balcarras School and just down the road from the newly opened Berkhamstead Nursery, the property also benefits from excellent local amenities, making it a fantastic choice for families.

Spanning an impressive 1,801 sq. ft. over three floors, the accommodation is both well-proportioned and thoughtfully designed. Upon entering, the hallway features attractive wooden flooring, leading to a bay-fronted sitting room adorned with plush new carpets and exquisite William Morris wallpaper, creating a warm and inviting atmosphere. The heart of the home is the open-plan kitchen and dining space, revamped in 2018 to provide the perfect setting for family life. The kitchen boasts elegant oiled wooden worktops, stylish tiled splashbacks, and a range of sage-green floor and wall cabinets, while the dining area is enhanced by built-in storage and a striking brick slip tiled feature wall. Adjacent to the kitchen is a practical utility room and a convenient downstairs WC.

Beyond the dining room, Origin bifold doors open into a light-filled living space overlooking the garden. The roof was upgraded on the garden room in 2019 to ensure year-round usability, making this versatile area perfect as a casual sitting room, playroom, or home office.

On the first floor, the landing leads to three bedrooms and a stylishly redecorated family bathroom, which features a Mira electric shower and a dual-fuel heated towel rail. Two of the bedrooms are generously sized doubles, while the third, a well-appointed single, is currently used as a home office.

The loft conversion, completed in 2021 with dormer windows, has transformed the top floor into a breathtaking principal bedroom with stunning views, built-in storage, and a contemporary en suite shower room.

Externally, the property offers generous off-road parking for at least two vehicles at the front. The enclosed west-facing rear garden, landscaped in 2022, is a wonderful retreat, with a blend of lawn and a covered and uncovered patio area, ideal for outdoor entertaining all year round. At the far end of the garden, the insulated garden studio and workshop, installed in 2017, is equipped with power and internet, providing an excellent home office or additional living space.

Environmental enhancements further elevate this home's appeal, including solar panels with a battery installed in 2024, a rainwater harvesting system on the garden room/workshop, cavity wall insulation added in 2017 and later extended to the kitchen in 2024, ensuring energy efficiency and sustainability.

This exceptional home seamlessly combines period charm with modern upgrades, offering flexible living spaces in a prime location.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Charlton Kings is a highly sought-after residential area on the southeastern edge of Cheltenham, offering a perfect blend of town and countryside living. Nestled at the foot of the Cotswolds, it boasts scenic surroundings, excellent amenities, and a strong community feel, making it an ideal location for families, professionals, and retirees alike.

The area is particularly well-regarded for its outstanding local schools, including the highly acclaimed Balcarras School, Charlton Kings Junior School and Berkhamstead Day Nursery, all of which attract families seeking excellent educational opportunities. A range of independent and grammar schools in Cheltenham are also within easy reach.

Charlton Kings has a thriving village atmosphere with a variety of local amenities, including boutique shops, cafés, traditional pubs, and essential services such as a pharmacy and post office. The popular Sixways area is a hub of activity, home to a selection of restaurants, coffee shops, and a wine bar.

For outdoor enthusiasts, the nearby Cotswold countryside provides endless walking and cycling routes, including access to Leckhampton Hill and the picturesque trails towards Ham and beyond. The area is also home to Lilley Brook Golf Club and several parks and green spaces, perfect for leisure and recreation.

Directions

Start at Perry Bishop Cheltenham and head east on Montpellier Street toward Bath Road (A46). Turn left onto Bath Road (A46) and continue past the shops and restaurants. At the traffic lights, continue straight onto College Road and follow it as it bends right. At the next set of lights, turn left onto London Road (A40). Follow London Road for approximately 0.8 miles, passing the Texaco garage and heading towards Charlton Kings. Just before reaching the Sixways traffic lights, turn left onto Copt Elm Road where the property will be found on your left-hand side.

What3Words: [///chat.punch.haven](https://www.what3words.com/#!/chat.punch.haven)

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band D

Our reference

CHE/SB/KF/19022025

We'd love to hear from you

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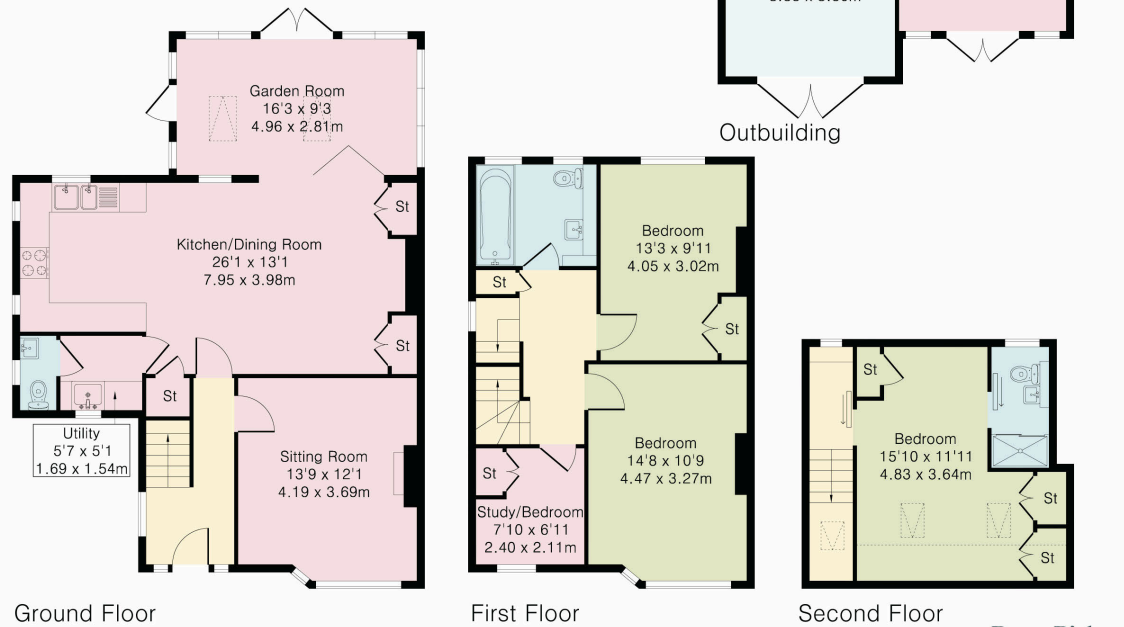
Approximate Gross Internal Area 1801 sq ft - 168 sq m

Ground Floor Area 773 sq ft – 72 sq m

First Floor Area 506 sq ft – 47 sq m

Second Floor Area 266 sq ft – 25 sq m

Outbuilding Area 256 sq ft – 24 sq m



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