

Cirencester Road, Charlton Kings, GL53 8DY



- Elegant home, part of the exclusive Lilleybrook Villas
- Designed in a Regency-inspired style
- Generous sitting room opening into a separate dining area
- Well-equipped kitchen overlooking the rear garden
- Driveway providing off-road parking for two vehicles
- EPC C

174 Cirencester Road, Charlton Kings, GL53 8DY

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A beautifully-presented family home, designed to reflect Cheltenham's elegant Regency style and offering spacious, modern living throughout.

This Cirencester Road property is one of only four attractive "Lilleybrook Villas", perfectly positioned in a desirable area of Charlton Kings.

The property offers a light and welcoming entrance hall with a cloakroom, a generous sitting room that opens through to the dining area, and a well-equipped kitchen overlooking the garden – creating an ideal layout for family life and entertaining.

Upstairs, the first floor provides a comfortable master bedroom with en suite shower room, three further well-proportioned bedrooms and a beautifully fitted family bathroom.

Outside, the front of the property offers off-road parking for two vehicles alongside decorative shrubs and borders, while the rear garden enjoys a good degree of privacy with a lawn, secluded patio area and established planting.

This is a superb opportunity to acquire a stylish, Regency-inspired home in a sought-after Cheltenham location – close to excellent schools, shops and amenities, and within easy reach of the town centre and the surrounding Cotswold countryside.

Amenities

Charlton Kings is a well-established Village where much of its ancient beauty has been retained with Charlton common and the surrounding Leckhampton Hill with its Cotswold trails. Modernity has developed sought after junior and secondary schools, both state and independent. With a population of around 10,000 there are several well-established shopping areas, pubs and four churches. There are community activities, local football teams and a golf club. An ideal location just a few miles from Cheltenham town centre, but on the fringes before rural areas and good access for Oxford, Cirencester, and London.

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.

Directions

Leave the Perry Bishop office and head north on Bath Road towards the town centre. At the traffic lights, turn right onto Thirlestaine Road and continue until you reach the roundabout. Take the second exit onto Old Bath Road and follow this road as it becomes Cirencester Road. Continue past Lilleybrook Golf Club, where the property can be found on the right-hand side.

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cheltenham Borough Council

Council tax Band - E

Our reference

CHE250486

21st October 2025

We'd love to hear from you

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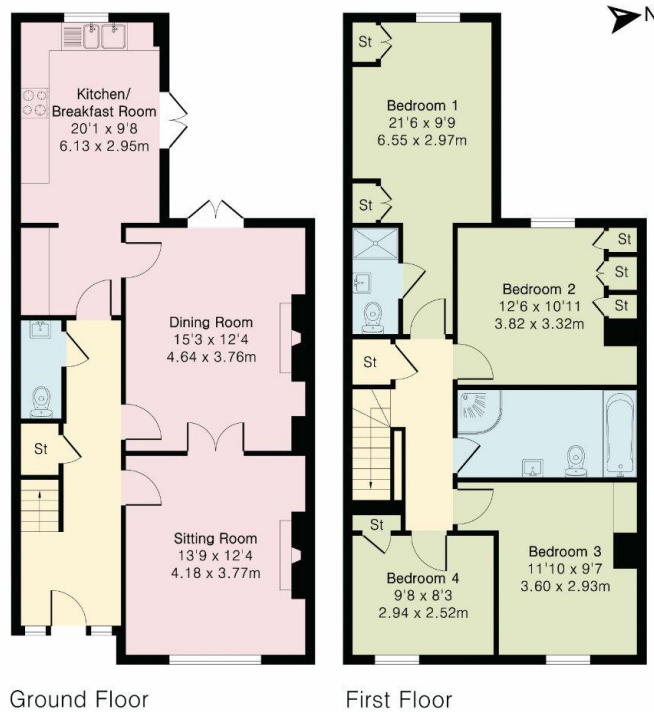




Approximate Gross Internal Area 1434 sq ft - 133 sq m

Ground Floor Area 710 sq ft – 66 sq m

First Floor Area 724 sq ft – 67 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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