

18 Bafford Grove, Charlton Kings, Cheltenham, Gloucestershire, GL53 9JE



- Beautifully renovated and improved family home
- Highly sought-after Charlton Kings location
- Stylish, social kitchen/dining room
- Excellent curb appeal
- Generous paved driveway providing ample off-road parking
- EPC TBC

Guide Price
£750,000

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Charlton Kings, Cheltenham, Gloucestershire, GL53 9JE

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

A beautifully renovated and thoughtfully improved family home, offering stylish modern living in one of Charlton Kings' most desirable locations. Completely renovated inside and out, the property has been updated to an exceptional standard throughout, and needs to be viewed to be fully appreciated.

The ground floor welcomes you with an open and airy entrance hall leading to a convenient cloakroom, a light and comfortable sitting room, complete with plantation shutters which will remain, and a superb kitchen/dining room, a wonderful social space fitted with integrated appliances and designed for both everyday living and entertaining. A highly useful utility room completes the ground floor, with additional access to the garage, which benefits from newly installed electric garage door.

Upstairs, the first floor provides three generous bedrooms A beautifully renovated and thoughtfully improved family home, offering stylish modern living in one of Charlton Kings' most desirable locations. Completely renovated inside and out, the property has been updated to an exceptional standard throughout, and truly needs to be viewed to be fully appreciated.

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Upstairs, the first floor provides three generous bedrooms all with plantation shutters, including the main bedroom with fully fitted wardrobes, along with a well-appointed family bathroom, all presented in excellent order.

Set on a very good-sized plot, the property enjoys real curb appeal. The front offers a smart paved driveway providing ample off-road parking alongside a small area of lawn and access to the garage. To the rear, a pedestrian gate leads to a stunning landscaped private garden, an impressive space featuring a resin patio, areas laid to lawn, shaped beds and borders, established shrubs, two outdoor power points, and a lovely sense of seclusion. A 4m x 3m log cabin with electricity provides fantastic flexibility, ideal as a home office, studio or hobby room.

Please note: The EPC rating is currently being updated.

This is a truly beautiful home in a prime Charlton Kings setting. Early viewing is strongly recommended.

Amenities

Charlton Kings is one of Cheltenham's most sought-after residential areas, combining a rich sense of heritage with an exceptional village community. With roots dating back to the Iron Age - highlighted by the discovery of an ancient villa - Charlton Kings has retained much of its natural charm, framed by Charlton Common and the beautiful walking trails of Leckhampton Hill and the Cotswolds beyond.

The area is particularly renowned for its outstanding schools, including the highly regarded Balcarras School, St Edward's School, Charlton Kings Junior School, and Charlton Kings Infants School, making it a first-choice location for families seeking quality education.

Charlton Kings offers a wonderful blend of convenience and local character, with a selection of well-established shops, cafés, pubs, churches, and community facilities, along with active local sports clubs and a nearby golf course. With a population of around 10,000, it enjoys a village atmosphere while sitting just a few miles from Cheltenham town centre. Excellent transport links provide easy access to Oxford, Cirencester and London, as well as surrounding rural areas.

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

From Cheltenham town centre leave on the London Road (A40) towards Oxford, continue straight through lights at junction of Hales Road, continue onto next lights and take the right turn onto Cirencester Road (A435), continue straight on Cirencester Road passing a small Sainsburys on the right, Bafford Approach is the next right and continue until the last turning on the left into Bafford Grove.

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Electric

Local Authority

Cheltenham Borough Council

Council tax Band - E

Our reference

CHE250515

19th November 2025







**Approximate Gross Internal Area 1421 sq ft - 132 sq m
(Including Garage)**

Ground Floor Area 786 sq ft – 73 sq m

First Floor Area 635 sq ft – 59 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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