



100 BEECHES ROAD

Charlton Kings, Cheltenham, Gloucestershire, GL53 8NX

Presented by
Abigail Sutcliffe

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

This beautifully presented, extended four-bedroom semi-detached home is situated on a highly sought-after road in Charlton Kings, offering convenient access to the village centre, Balcarras Secondary School, and enjoying attractive views towards Ravensworth Hill.

KEY FEATURES

- Beautifully presented, extended four-bedroom semi-detached home
- Attractive views towards Ravensworth Hill, with easy access to the village centre and Balcarras School
- Impressive open-plan kitchen/living space ideal for family life and entertaining
- Two further ground-floor reception rooms, one suitable as a home office or ground-floor bedroom
- Utility room with downstairs cloakroom
- Three well-proportioned double bedrooms, including a principal bedroom with en-suite
- Stylish family bathroom with bath and separate shower
- Generous rear garden with patio, powered shed, and off-road parking for up to three vehicles

ABOUT THE PROPERTY

The ground floor accommodation is both welcoming and highly functional, beginning with a generously proportioned entrance hall that sets the tone for the rest of the home and provides useful understairs storage. The heart of the house is the stunning open-plan kitchen/living space, thoughtfully designed for modern family life and perfectly suited to both everyday living and entertaining. In addition, there is a spacious front reception room offering a more formal living area, along with a further versatile reception room currently used as a home office, which could easily serve as a ground-floor bedroom if required. A well-proportioned utility room with a downstairs cloakroom completes the ground floor accommodation.

To the first floor, the property offers three well-proportioned double bedrooms, all beautifully presented. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with both a bath and a separate shower, ideal for busy family living.

Externally, the property enjoys a generous rear garden, providing an excellent space for outdoor dining and relaxation, with a patio seating area and a powered garden shed offering additional storage or potential workspace. To the front, there is off-road parking for up to three vehicles, adding to the home's practicality.

Charlton Kings is one of Cheltenham's most desirable residential areas, renowned for its strong sense of community, excellent local amenities, and highly regarded primary and secondary schools, including Balcarras. The village centre offers a range of independent shops, cafés, and everyday conveniences, all within easy walking distance. For those who enjoy the outdoors, Ravensworth Hill is close by, providing access to superb countryside walks with far-reaching views, including popular routes across to Dunkertons. Beautifully presented throughout and set in an enviable location, this impressive home offers a rare opportunity to acquire an exceptional family property in the heart of Charlton Kings.













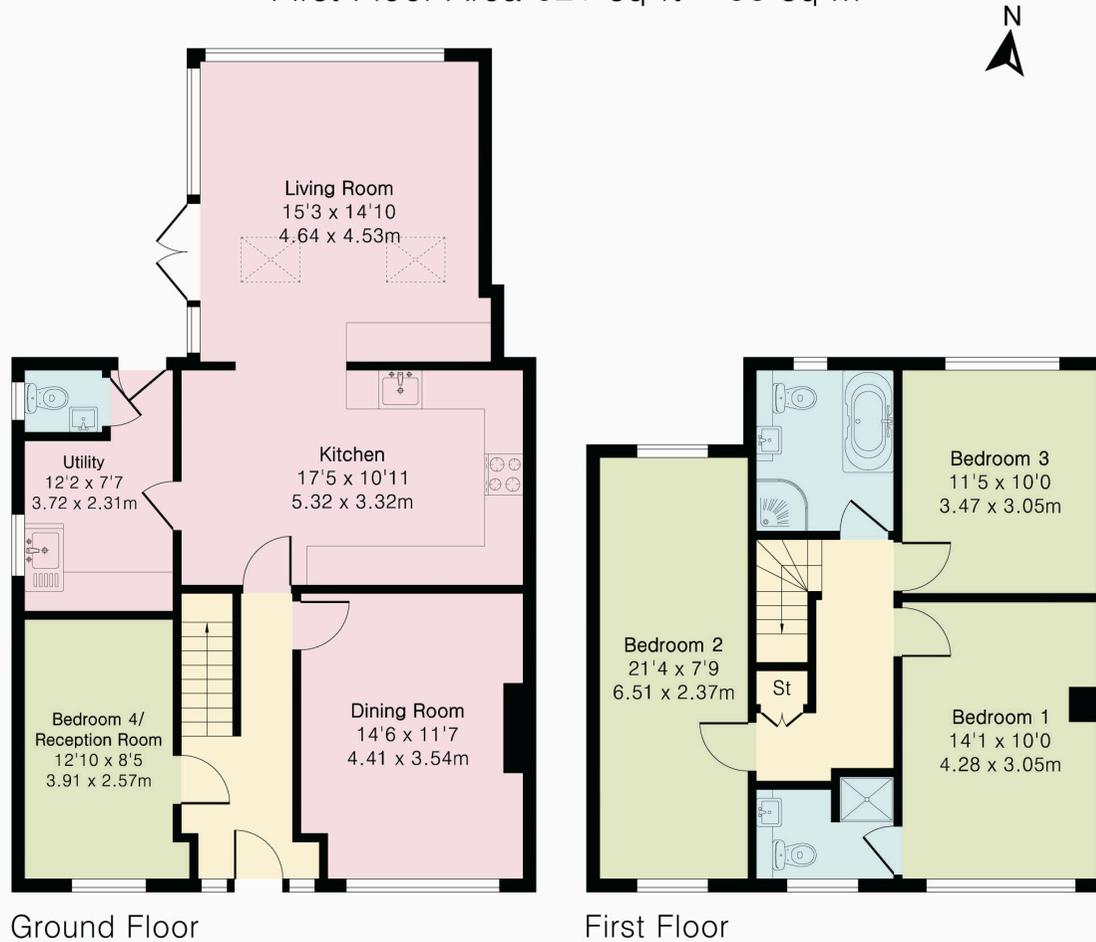




Approximate Gross Internal Area 1503 sq ft - 140 sq m

Ground Floor Area 882 sq ft – 82 sq m

First Floor Area 621 sq ft – 58 sq m



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ADDITIONAL INFORMATION

Directions

What3words location : [///detail.vague.brands](http://detail.vague.brands)

Services & Tenure

Tenure: Freehold

Utilities: Include Water Supply, Sewerage, Gas and Electricity Supply.

Broadband: Ultra and Superfast Broadband Speed is available in the area, with predicted highest available download speed 2000 Mbps and highest available upload speed 2000 Mbps.

Local Authority

Local Authority: Cheltenham Borough Council

Council Tax Band: D

EPC Rating D

Our reference

CHE/AS/EN/22012026

We'd love to hear from you

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		





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