

## Kings Hollow, Charlton Kings, Cheltenham, Gloucestershire, GL53 8BU



- Four-bedroom townhouse
- Immaculately presented throughout
- Kitchen/dining room with integrated appliances
- Principal bedroom with en suite and fitted wardrobes
- Southerly facing professionally landscaped rear garden
- EPC - B

# Kings Hollow,

Charlton Kings, Cheltenham, Gloucestershire, GL53 8BU

## Key Features



4

Bedrooms



2

Bathrooms



1

Reception

## About the property

A beautifully presented four-bedroom semi-detached town house, set within the highly regarded Kings Hollow development in Charlton Kings. Built in 2015 and arranged over three floors, it combines contemporary design with practical family living.

The accommodation is immaculately maintained throughout and offers a well-balanced layout.

On the ground floor, a welcoming entrance hall with fitted storage and cloakroom leads through to an impressive kitchen/dining room positioned at the rear of the property. Finished to a high standard and fitted with integrated Siemens appliances, this space provides an excellent hub of the home with direct access to the landscaped rear garden.

The first floor features a generous sitting room spanning the width of the property to the front, creating a superb reception space filled with natural light. To the rear are two double bedrooms, both with fitted wardrobes, served by a contemporary family bathroom.

The second floor provides two further double bedrooms with high vaulted ceilings and a striking glass balustrade to the landing. The principal bedroom benefits from fitted wardrobes and an en suite shower room, while both top-floor bedrooms enjoy far-reaching views towards the surrounding hills.

Externally, the property continues to impress. The rear garden enjoys a southerly aspect and has been professionally landscaped to include a patio seating area, lawn and well-stocked borders. To the front there is driveway parking for multiple vehicles, a car port and an integral garage with electric door.

Further benefits include double glazing, gas central heating via a combi boiler replaced in 2024, and the security of a well-managed private development.

A superb modern family home in one of Charlton Kings' most sought-after residential settings.

## 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

Leave Perry Bishop, 140 Bath Road, Cheltenham, heading south on Bath Road. Continue straight at the roundabout onto Leckhampton Road, then turn left onto Charlton Lane. Follow Charlton Lane and continue until the mini-roundabout where you take the third exit onto Sandy Lane. Take a left onto Bafford Approach, then take a right at the end of the road. Shortly after on the left hand side is Kings Hollow where the property can be found as indicated by a Perry Bishop for sale board.

What 3 Words: **ozone.export.hangs**

## Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water – Mains Supply  
Sewerage - Mains Supply  
Heating - Gas

## Local Authority

Cheltenham Borough Council  
Council tax Band - D

## Our reference

CHE260066  
3rd March 2026

## We'd love to hear from you

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**Approximate Gross Internal Area 1374 sq ft - 127 sq m  
(Excluding Garage)**

Ground Floor Area 337 sq ft – 31 sq m

First Floor Area 615 sq ft – 57 sq m

Second Floor Area 422 sq ft – 39 sq m

Garage Area 165 sq ft – 15 sq m



Ground Floor

First Floor

Second Floor

**PerryBishop**  
PROPERTY MADE PERSONAL



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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