

1 Barrington Place

Cheltenham, Gloucestershire



A beautifully finished family home in Charlton Kings with over 4,000 sq. ft. of accommodation



Summary of accommodation

Main House

Ground floor: Entrance hall | Reception room | Family room | Kitchen/Breakfast room | Utility room | Cloakroom

First floor: Five bedrooms | Two en-suites | Family bathroom

Outside

Gardens and Double Garage





Situation

(Distances and times are approximate)

Situated in the sought after area of Charlton Kings, Barrington Place sits close to amenities and is in the priority catchment for Balcarras.



The property is situated to the South East of Cheltenham with superb access to the A40 and A435.



Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens and reputable schools including St. Edwards, Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School.



The town has an eclectic mix of quality shops, bars and restaurants, theatres and cinema and plays host to many sporting events and festivals.



Cheltenham also plays host to several festivals to include the literature, food, jazz and science festivals. The Cheltenham Races is the largest festival hosted by the Spa town with the Gold Cup famed for it's incredible atmosphere at the Prestbury Park racecourse.



1 Barrington Place

Introducing a beautifully finished, modern, detached family home set within an exclusive enclave of just four properties.

With lovely gardens, a double garage, and exceptional accommodation, this home is truly impressive.

1 Barrington Place, built in 2016 by a highly regarded builder, is a standout detached family home of exceptional quality. Spanning over 4,000 sq. ft., it combines luxury and natural light with state-of-the-art finishes, perfectly suited for modern living. Every aspect has been thoughtfully designed to ensure the highest standards of quality, comfort, and eco-friendliness. The layout features elegant reception rooms, well-proportioned bedrooms, a charming garden, and a double garage—ideal for contemporary family life.

A spacious entrance hall with built-in storage welcomes you to the ground floor. To the front, an expansive formal sitting room features three full-length windows overlooking the front garden. Opposite is a family room, which is another large double aspect reception room. There is also a snug, perfect for use as a playroom or cinema room.

The rear of the home houses the main living areas, featuring a large open-plan kitchen, breakfast area, and dining room, with doors that open fully to blend indoor and outdoor spaces. The well-appointed kitchen boasts sleek units, high-end appliances, and a generous breakfast area—perfect for both family gatherings and entertaining. Adjacent is a dining area, with ample room for seating. A utility room, cloakroom, and external access to the side of the house complete this floor.

Upstairs, the five double bedrooms are all generously sized, centered around a large landing. The principal bedroom includes fitted wardrobes and a contemporary en-suite with a freestanding bath. A guest bedroom also has an en-suite, while the remaining three bedrooms share a luxurious family bathroom.







Outside

Set in a secluded cul-de-sac off Cirencester Road, the home enjoys exceptional privacy behind electric gates. Nestled within its own plot, the house is well shielded by manicured lawns, hedging, and partial walls. There is parking to the side, access to a double garage, and a pathway leading to the entrance. The well-maintained grounds offer a low-maintenance, family-friendly space.

Property Information

Tenure: Freehold.

Local Authority: Cheltenham Borough Council
01242 262626

Council Tax: Band B

EPC: H

Postcode: GL53 8BY

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area
437 sq.m / 4,703 sq.ft (Incl. Double Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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