

# 28 Cirencester Road

Charlton Kings, Cheltenham



# A fantastic five bedroom family home in Charlton Kings.



5



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## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Family room | Kitchen/Dining room | Pantry | Utility | Cloakroom

**First Floor:** Five bedrooms | Family bathroom

**Lower Ground Floor:** Cellar

### Garden and Grounds

Garden and driveway







## Situation

(Distances and times are approximate)

Cirencester Road is found in the desirable area of Charlton Kings conservation area, which is one of Cheltenham's finest residential areas.



Charlton Kings provides excellent local schools, clubs and access to various shops close to the town centre and the Bath Road.



Cheltenham itself caters for a broad variety of needs with various shops, restaurants and world renowned schooling. Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.



Cheltenham train station also has a main line into London Paddington.









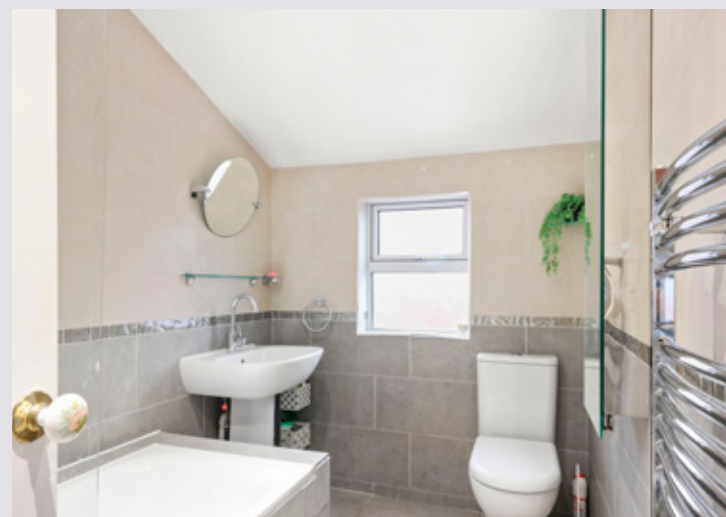
## The Property

28 Cirencester Road is a substantial semi-detached Edwardian family home situated on a sought-after street in Charlton Kings, within the priority catchment area for Balcarras School. This charming property offers flexible, well-proportioned accommodation, characterized by high ceilings, spacious rooms, and an abundance of period features.

The welcoming reception hall leads to a generous drawing room featuring a large bay-style window and a fireplace with a log-burning stove. Adjacent to the kitchen is a fantastic family room, seamlessly connecting to the kitchen/dining area. The modern kitchen boasts a large central island, a built-in pantry, and ample storage across floor and wall-mounted units. This space flows into a dining area and sitting room, enhanced by bi-fold doors that open onto the rear garden. The room has been extended by the current owners to create a fantastic family living space. A cellar beneath the kitchen provides additional storage, while the ground floor is completed by a utility room and a separate cloakroom.

Upstairs, the home offers four double bedrooms and a fifth single bedroom. The principal bedroom, located at the front, includes built-in storage and a period fireplace. At the rear of the property, three further bedrooms share a well-appointed family bathroom. There is potential to extend the property into the loft space (subject to planning).









## Outside

The exterior features a driveway with parking for two cars with an EV charging point. The rear garden is predominantly laid to lawn, with a variety of mature trees and plants. A generous patio area adjacent to the kitchen provides an ideal space for al fresco dining and relaxation.

## Property Information

**Council Tax:** Band E

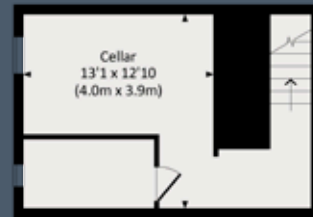
**EPC:** D

**Postcode:** GL53 8DA

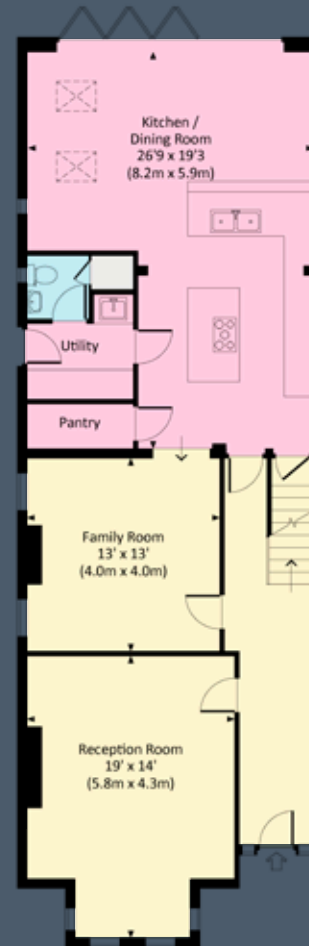
**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
209.9 sq.m / 2,259 sq.ft

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.



Lower Ground Floor



Ground Floor



First Floor



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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 January 2025. Photographs and videos dated January 2025.

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