

Guide Price £585,000 | Freehold

Reaburn Close, Charlton Kings, Cheltenham, GL52 6NL

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Key Features & Description

- Detached family home in sought-after Glenfall estate
- Within Balcarras Secondary School catchment
- Walking distance to Sixways shops, cafés, and countryside
- Entrance hall, living/dining room, plus office/playroom
- Kitchen overlooking private rear garden
- Four spacious and light-filled bedrooms
- Quiet cul-de-sac with off-road parking and garage
- No onward chain, offering excellent potential for full modernisation.
- EPC Rating D | Council Tax Band E

A detached family home set within the sought-after, leafy Glenfall estate, ideally positioned within walking distance of open countryside, Sixways' shops, cafés, and everyday amenities. The property also falls within the highly regarded Balcarras Secondary School catchment area.

Offering excellent potential for full modernisation and extend, the accommodation comprises an entrance hallway with useful storage, a bright living room opening into a dining area, and a versatile office/playroom overlooking the front garden. A convenient downstairs cloakroom adds to the practicality of the layout. The kitchen, fitted with built-in storage, enjoys pleasant views across the private rear garden. Upstairs, there are four well-proportioned and light-filled bedrooms, along with a family bathroom.

Tucked away in a quiet and desirable cul-de-sac, the property benefits from off-road parking for several vehicles, a generous front lawn, and a detached single garage with an additional store room. The rear garden offers a lawn and a private patio seating area, perfect for outdoor relaxation.





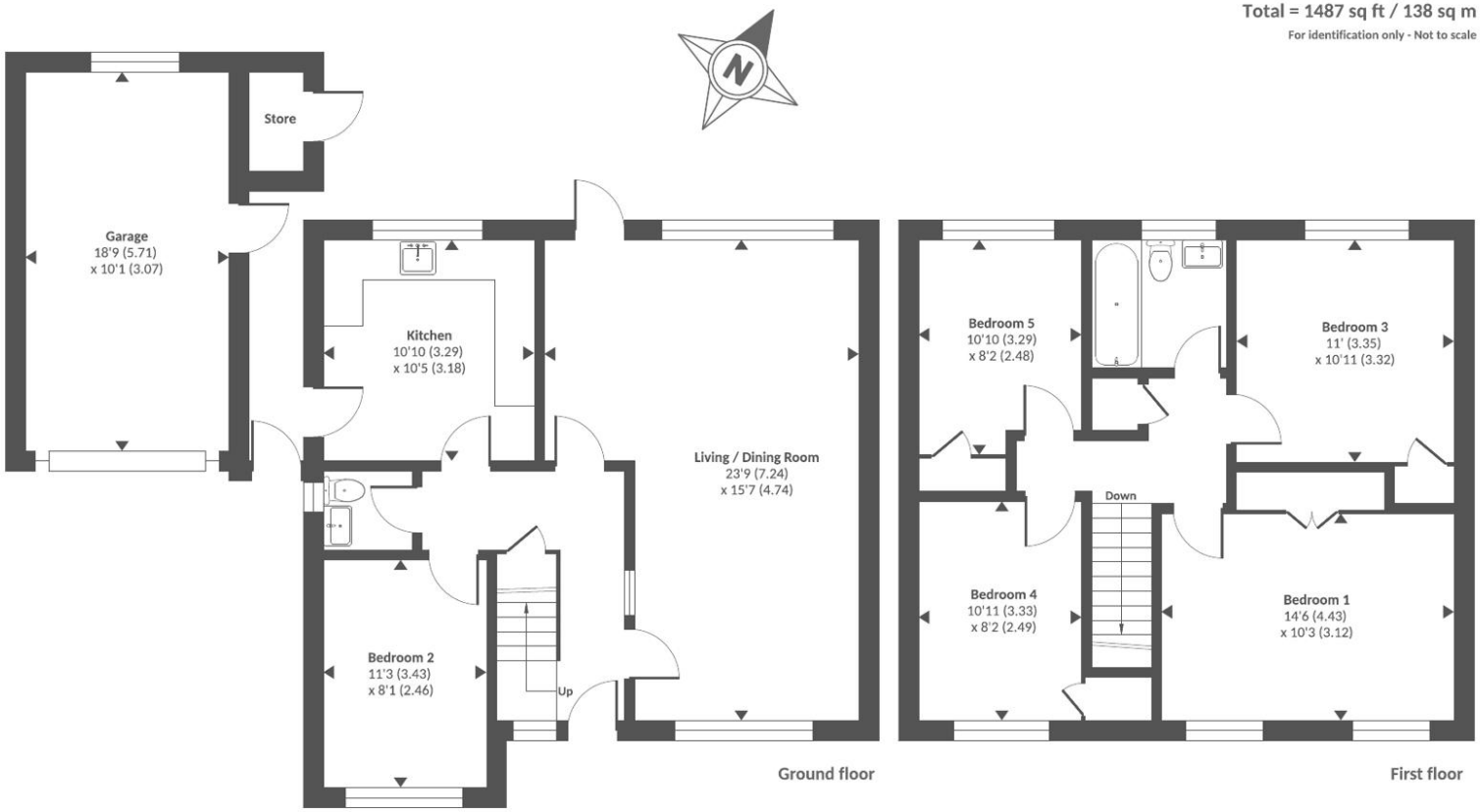








Approximate Area = 1285 sq ft / 119.3 sq m
Garage = 189 sq ft / 17.5 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 1487 sq ft / 138 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions.Produced for Peter Ball & Co. REF: 1446936

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Important Notice

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