



Asking Price £950,000 | Freehold
School Road, Charlton Kings GL53 8BD



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- Substantial four-bedroom detached family home in a sought-after Charlton Kings location
 - Beautifully presented throughout, having been well maintained by the current owner
 - Priority catchment area for Balcarras School, making it particularly appealing to families
 - Spacious and versatile accommodation including impressive sitting room, formal dining room and kitchen/breakfast room
 - Four generous bedrooms, with the principal bedroom benefiting from a private ensuite shower room
 - Further potential to add an extra room, bedroom or office and convert the garage subject to the necessary planning consents
 - Integrated double garage with power and lighting, plus a generous driveway providing ample off-road parking
 - Lovely views to the rear, offering a pleasant and attractive outlook
 - Offered for sale with no onward chain, providing a straightforward opportunity for prospective buyers
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A beautifully presented four-bedroom detached family home, enjoying a sought-after position on School Road, Charlton Kings, with lovely views across the rear and the added advantage of no onward chain.

Rayber House is a spacious and welcoming family home, built in 1988 and thoughtfully maintained by the current owner. Offering generous accommodation, excellent natural light and well-proportioned rooms throughout, this is a property that combines comfort and practicality with a highly desirable location.

One of the property's particular attractions is its position within the priority catchment area for Balcarras School, making it an appealing choice for families seeking both space and access to well-regarded local schooling.







Upon entering, the welcoming reception hallway immediately creates a sense of space and leads to all living areas. The impressive sitting room provides an ideal place to relax and unwind, while the separate formal dining room offers a lovely setting for family meals and entertaining.

The modern kitchen/breakfast room provides a light filled space for dining and socialising. A useful cloakroom completes the ground floor, while direct access leads through to the integrated double garage, which benefits from power and lighting.

Upstairs, the spacious landing leads to four generous bedrooms, offering plenty of flexibility for a family. The master bedroom enjoys the added benefit of a private ensuite shower room, while the remaining bedrooms are served by a fully tiled family bathroom with a traditional white suite and separate shower.

Outside, the property is approached via a large driveway offering ample off-road parking, in addition to the integrated double garage. To the rear, the house enjoys a pleasant outlook and lovely views, creating an attractive backdrop to the home.

Viewing is highly recommended to fully appreciate everything Rayber House has to offer.



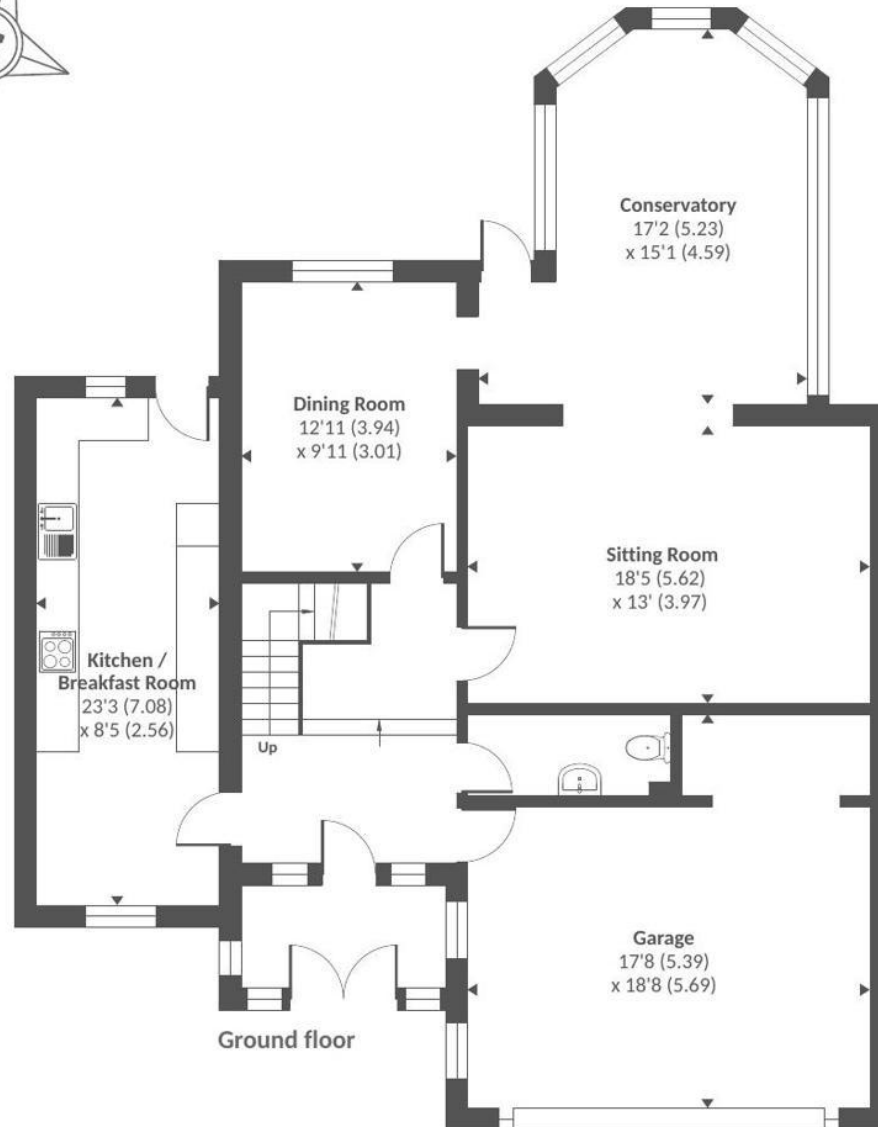
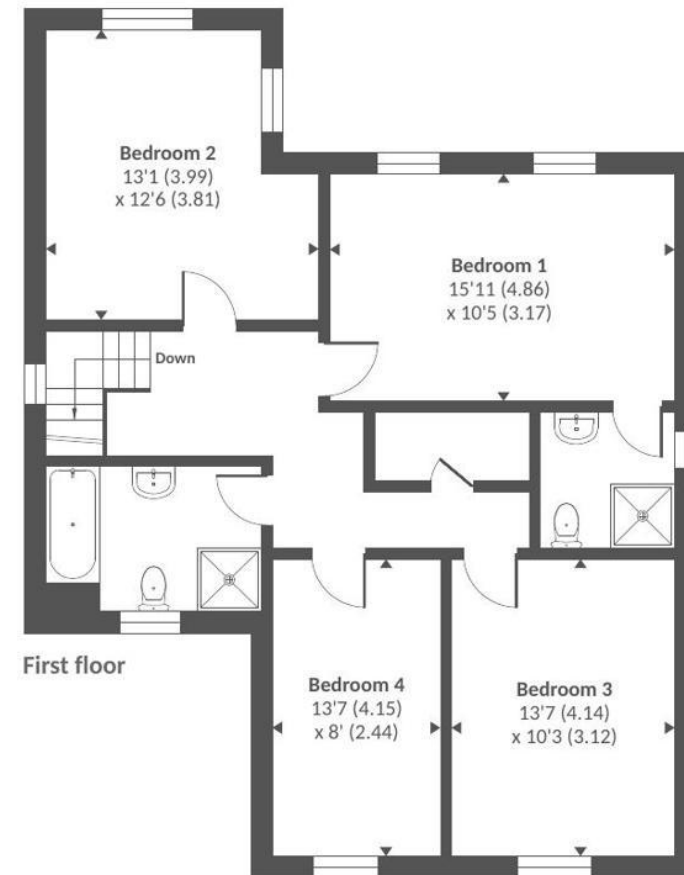


Approximate Area = 1893 sq ft / 175.9 sq m

Garage = 291 sq ft / 27 sq m

Total = 2184 sq ft / 202.9 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). © nchecom 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: 1515580

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Key Information

Local Authority
Cheltenham Borough Council

Council Tax
Band = E

Tenure
Freehold

EPC
Rating = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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