

Offers Over £525,000 | Freehold

Copt Elm Close, Charlton Kings GL53 8AE





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- Beautifully presented and spacious two-bedroom detached home.
- Situated in a popular and quiet cul-de-sac in sought-after Charlton Kings.
- Impressive open-plan kitchen/dining room with central island and bi-fold doors.
- Private rear garden, ideal for entertaining.
- Spacious sitting room with feature fireplace and front balcony enjoying far-reaching views.
- Two generous double bedrooms and stylish family bathroom with roll-top bath and separate shower.
- Off-road parking for several vehicles, garage and secure gated side access.
- Excellent potential to convert the garage and loft (subject to planning), conveniently located close to highly regarded schools, village amenities and Cheltenham town centre.

A beautifully presented and deceptively spacious two-bedroom detached home, occupying an enviable position within this popular and peaceful cul-de-sac in the highly sought-after area of Charlton Kings. Offering well-proportioned accommodation, excellent outside space and exciting potential to further enhance, this lovely home is ideally suited to a range of buyers.

A particular highlight is the impressive open-plan kitchen/dining room, creating a fantastic space for both everyday living and entertaining. The stylish kitchen features a central island/breakfast bar, ample workspace and a generous dining area, with bi-fold doors opening onto the private rear garden, allowing plenty of natural light to flood the room.

The welcoming entrance hallway benefits from a useful side room with coat and shoe storage, leading through to a spacious sitting room. Positioned to the front of the property, this lovely reception room enjoys a large picture window, attractive log-burning stove and double doors opening onto the front balcony, which takes full advantage of the far-reaching views.

















The property provides two generous double bedrooms, complemented by a well-appointed family bathroom featuring a traditional roll-top bath and separate enclosed shower.

Outside, the property enjoys a private rear garden, ideal for relaxing and entertaining, together with off-road parking for several vehicles, a garage and secure gated side access. The garage and loft space also present exciting opportunities for conversion, subject to the necessary planning permissions and building regulations, offering scope to create additional accommodation and enhance the property's value.

Copt Elm Close is ideally located within the highly regarded village of Charlton Kings, just a short walk from a range of local amenities, independent shops and sought-after schools. The property is also conveniently positioned for Cheltenham town centre, whilst the beautiful Cotswold countryside is close at hand. Excellent road links include the A40 towards Oxford and London and the A435 towards Cirencester.

Combining a desirable location, spacious and versatile accommodation, attractive outdoor space and excellent future potential, this is a fantastic opportunity to acquire a detached home in one of Cheltenham's most sought-after residential areas.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

NO ONWARD CHAIN.

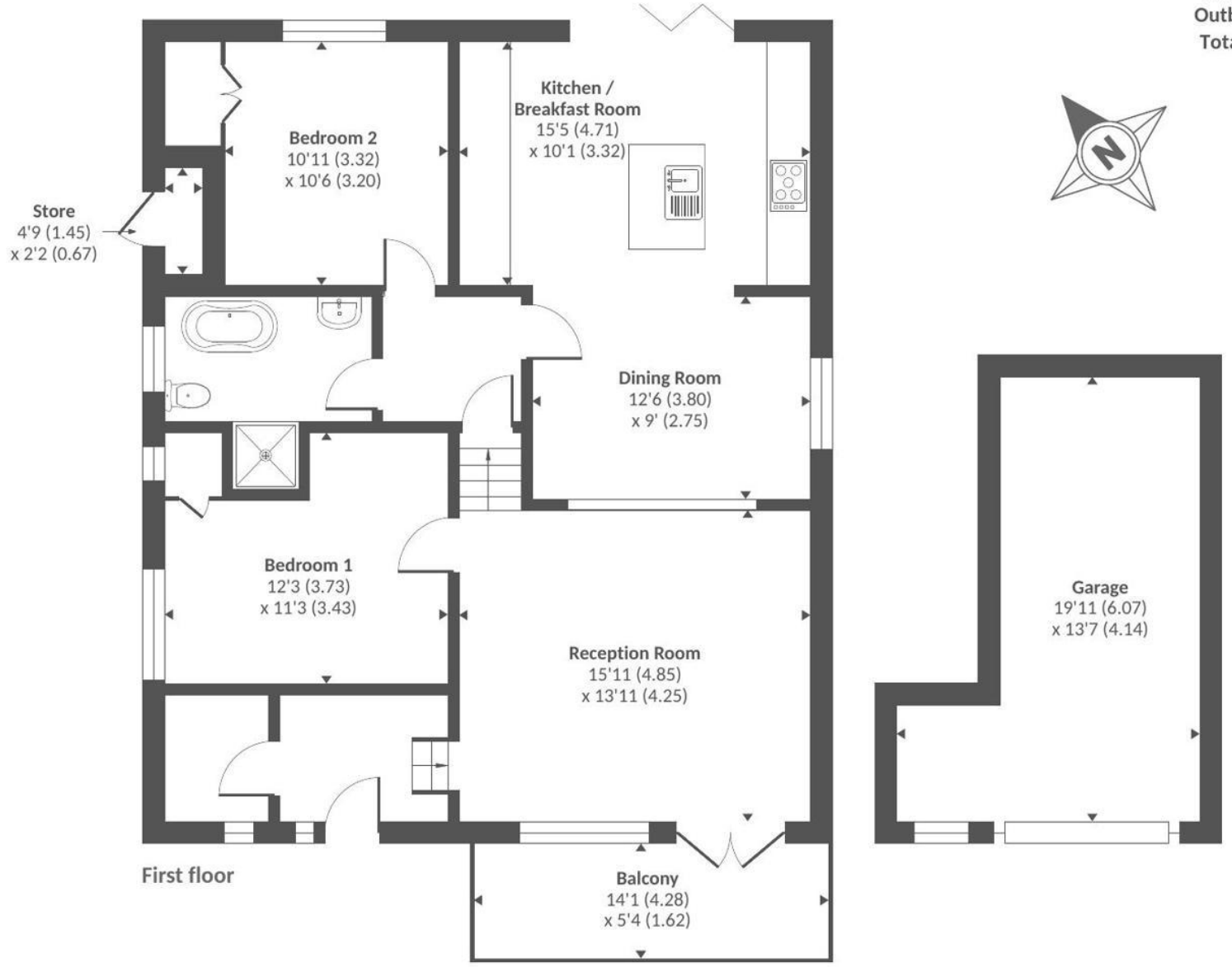
N.B. Previous full planning permission has been granted for an extension to include bedrooms and bathroom in the loft - this has now lapsed but the vendor has architectural drawings.

Previous planning reference number 20/02199FUL.





Approximate Area = 992 sq ft / 92.2 sq m
Garage = 203 sq ft / 18.8 sq m
Outbuilding = 8 sq ft / 0.7 sq m
Total = 1203 sq ft / 111.7 sq m
For identification only - Not to scale



First floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Please verify independently before making decisions.Produced for Peter Ball & Co. REF: 1539634

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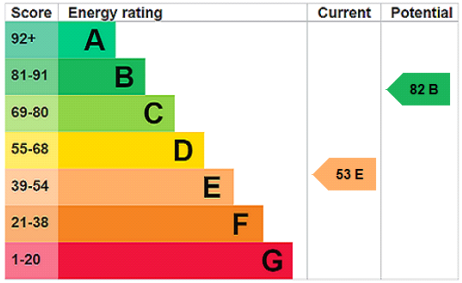
Key Information

Local Authority
Cheltenham Borough Council

Council Tax
Band = E

Tenure
Freehold

EPC
Rating = E



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