

Presenting: Branch Hill Rise, Charlton Kings, Cheltenham, GL53



A home with potential in a super plot

ADAM HALLIWELL POWERED BY exp UK



About this property...

Introducing this potential-filled property, a detached residence located at the end of a cul-de-sac. This home offers the perfect opportunity for those looking to add their personal touch, with space on both sides.

With its spacious layout and two reception rooms, this property provides ample space for family living. The reception rooms offer a warm and welcoming atmosphere, with one featuring a delightful fireplace, adding charm. The kitchen and dining room, whilst separate, are set next to each other at the rear offering the potential to create one large room. The front has been extended to add a large hall, leading into the main hall with a downstairs cloak/shower room and extremely useful internal door into the garage. The property leads out to the 100-foot-wide garden at the rear via a conservatory. The garden offers a vast space for outdoor activities and relaxation, perfect for families to enjoy quality time together in the fresh air. The house sits in the middle of this plot, leaving space on both sides of the house.

Benefiting from a garage and a double driveway, parking is never a concern for residents or their visitors.

Situated in a sought-after location, residents will enjoy a strong local community, with excellent nearby schools, including the well regarded Balcarrus School, with local amenities catering to their everyday needs. Whether it's taking a stroll to the nearby shops on Cirencester Road, enjoying the convenience of local amenities, walking out to the countryside this location offers convenience and a sense of community.

In summary, this detached property presents a fantastic opportunity for families seeking to make a home their own. With its abundant potential, spacious layout, garaging facilities, and delightful garden, this property is sure to capture the hearts of those seeking an inviting place to call home. It boasts four generous bedrooms, ideal for accommodating a growing family.

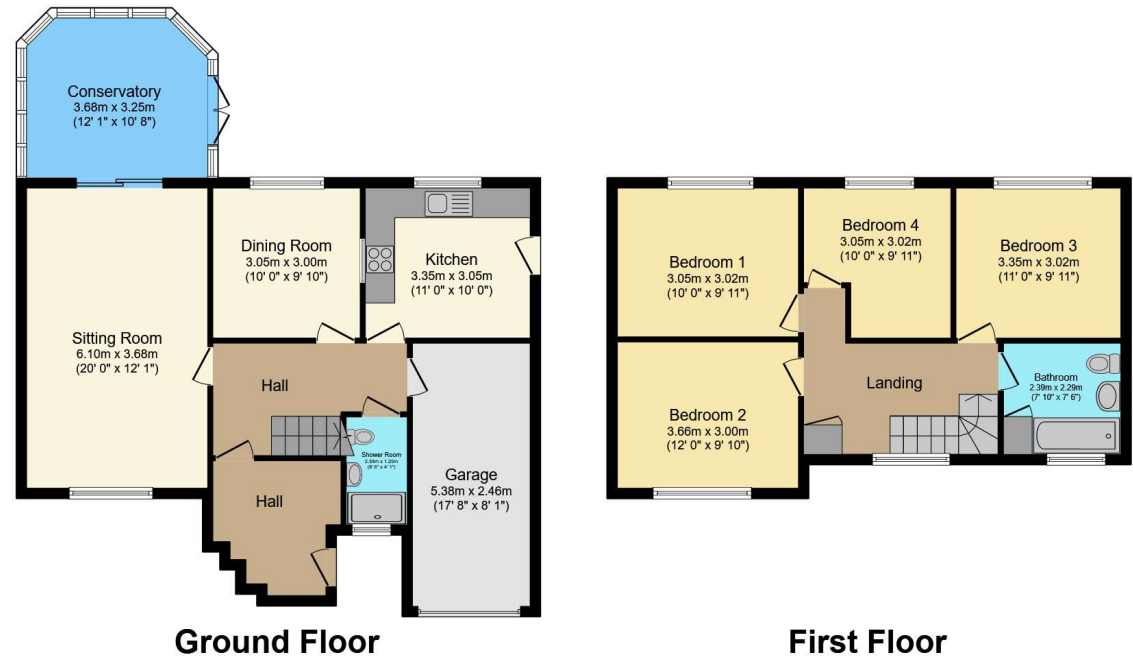


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Property Features...

- Garage and double driveway
- 100' x 30' extending to 60' rear garden
- Cloak/shower room
- Conservatory
- Four bedrooms
- Popular Charlton Kings
- Potential to extend



About this location...

This property is located in Charlton Kings, which is situated in a picturesque area that allows residents to enjoy the beautiful Cotswold countryside. This location offers the convenience of being close to both the natural surroundings and the amenities of Cheltenham town centre.

The benefits of this location include easy access to various local amenities, such as pubs, restaurants, cafes, a library, community hub, and allotments. Additionally, there are parks and green spaces nearby, providing opportunities for outdoor activities and relaxation.

One notable advantage is that the property falls within the catchment area for Balcarrus secondary school, which is well-regarded and popular in the area. Overall, this property is in a great area with convenient amenities and educational opportunities, making it an appealing place to live in Charlton Kings.

Total floor area 143.8 sq.m. (1,548 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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