



Carisbrooke Drive, Charlton Kings, GL52 6YA

Guide Price £650,000





## Carisbrooke Drive

Charlton Kings, GL52 6YA

Tucked away in a peaceful cul-de-sac and positioned directly opposite Glenfall Primary School, this spacious four-bedroom detached home offers superb family living in one of Cheltenham's most sought-after residential settings. Enjoying a sunny southerly facing garden and elevated rear views across Glenfall's playing fields towards open greenery beyond, the property combines generous accommodation with an exceptional location close to countryside walks, excellent schooling and everyday amenities. Offered to the market with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Onward Chain
- Quiet Cul-De-Sac Location
- Four Bedroom Link-Detached Family Home
- Two Reception Rooms
- Sunny Southerly Facing Rear Garden
- Close To Excellent Schooling



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**Entrance Hall:** A bright and welcoming entrance hall with a large picture window overlooking the front garden, filling the space with natural light. Stairs rise to the first floor and doors lead to the principal ground floor rooms. A useful ground floor cloakroom is positioned off the hallway.

**Cloakroom:** Fitted with a WC and wash hand basin, ideal for guests and everyday family use.

**Dining Room:** A well-proportioned formal dining room positioned to the front of the property, providing a dedicated entertaining space and conveniently located adjacent to the kitchen.

**Sitting Room:** A spacious reception room offering excellent proportions for family living. Sliding patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor space. A central fireplace provides a natural focal point.

**Kitchen:** Fitted with a range of wall and base units with complementary work surfaces, incorporating a gas hob with extractor over and integrated oven. The kitchen enjoys a pleasant outlook over the rear garden and offers ample space for everyday family cooking. A door provides access to the side of the property and into the attached garage.

**First Floor Landing:** Providing access to all four bedrooms and the family bathroom.

**Bedroom One:** A generous principal bedroom positioned to the rear, enjoying open views across Glenfall School's playing fields, creating a lovely sense of space and privacy. The room benefits from a private ensuite shower room.

**Ensuite:** Comprising shower enclosure, wash hand basin and WC.

**Bedroom Two:** A well-sized double bedroom positioned to the front of the property.

**Bedroom Three:** A comfortable bedroom with rear-facing views across greenery and the school playing fields.

**Bedroom Four:** A versatile fourth bedroom, ideal as a child's room, guest bedroom or home office.

**Family Bathroom:** Fitted with a panelled bath, wash hand basin and WC.

## Outside

To the front, the property is set back behind a lawned garden with driveway parking leading to the attached garage.

The rear garden is a particularly attractive feature, enjoying a sunny southerly aspect. Mainly laid to lawn with a paved patio area, it provides an ideal setting for outdoor dining, summer entertaining and family play. Mature shrubs and boundary planting create privacy, while pedestrian access leads directly from the garden into the attached garage, offering additional practicality.

**Location:** Carisbrooke Drive is a highly desirable residential address on the eastern side of Cheltenham, known for its peaceful setting and strong sense of community. Positioned directly opposite Glenfall Primary School and within catchment for the highly regarded Balcarras Secondary School, this is an exceptional location for families.

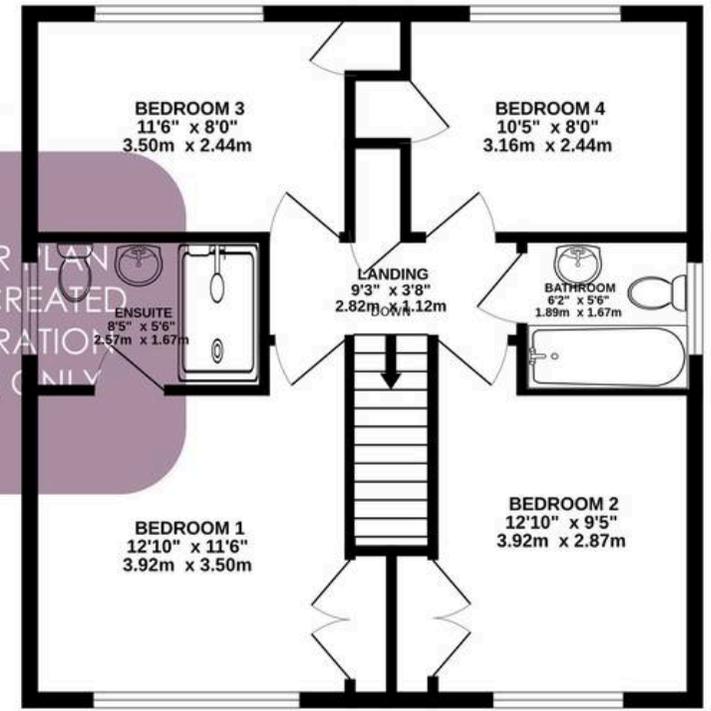
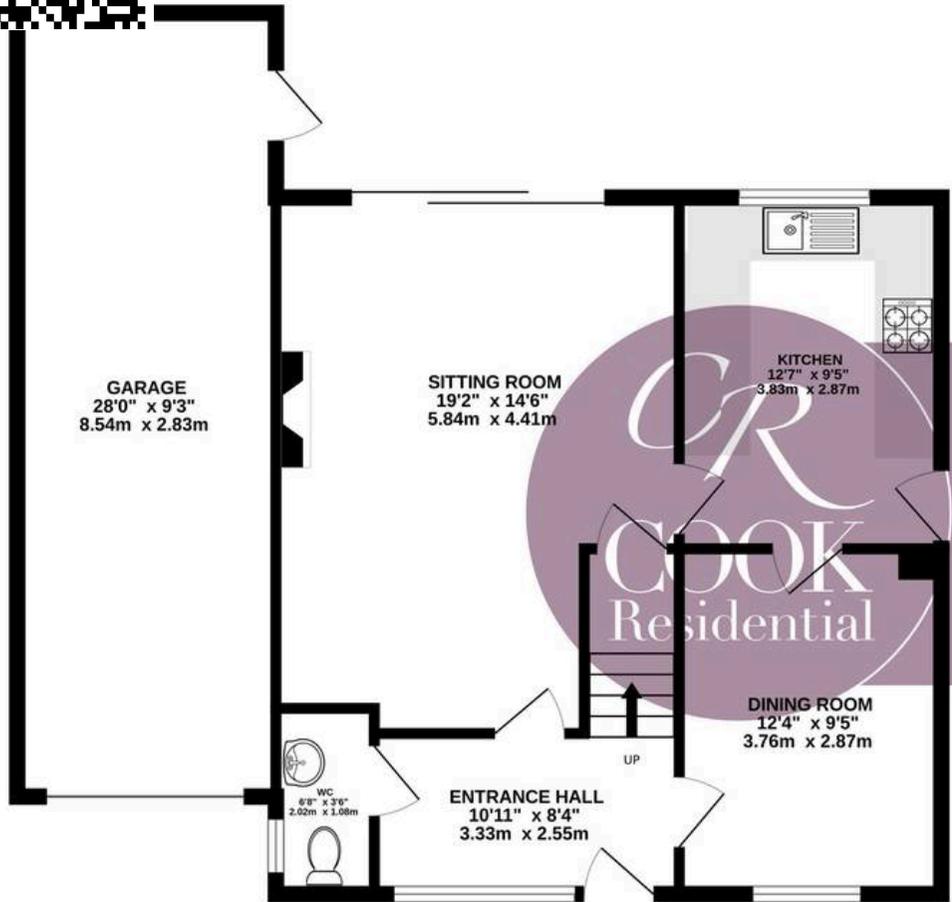
The property is also within easy reach of beautiful countryside walks towards Charlton Kings and the Cotswold escarpment, while local amenities including shops, cafés and everyday conveniences are close by. Cheltenham town centre is just a short drive away, offering boutique shopping, renowned restaurants and excellent transport links. The combination of schooling, green open space and accessibility makes this area consistently popular with families seeking long-term homes.

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**GROUND FLOOR**  
849 sq.ft. (78.9 sq.m.) approx.

**1ST FLOOR**  
586 sq.ft. (54.4 sq.m.) approx.



THIS FLOOR PLAN  
HAS BEEN CREATED  
FOR ILLUSTRATION  
PURPOSES ONLY

**TOTAL FLOOR AREA : 1435 sq.ft. (133.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Cook Residential

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