



BEAUTIFULLY PRESENTED IN THE HEART OF CHARLTON KINGS, DISCREET, REFINED AND PERFECTLY PLACED FOR MODERN LIVING.



Tucked within a private mews just off Cudnall Street, this beautifully detached four bedroom home offers a rare opportunity to enjoy stylish, low maintenance living in the heart of Charlton Kings.

From the moment you step into the bright and welcoming entrance hall, you're met with a sense of flow and quality. Engineered oak flooring runs seamlessly, drawing the eye through to the open-plan kitchen, dining and family room, the heart of the home.

The contemporary kitchen has been thoughtfully designed with both style and function in mind. Finished to a high standard with Quartz worktops and a seamless flow of cabinetry, it features Siemens integrated appliances, a sleek American style fridge freezer and a purposely considered breakfast bar, ideal for casual meals, morning coffee or evening drinks with friends. Flooded with natural light from a striking sky view lantern and full width bi-fold doors, the space flows effortlessly into the landscaped garden, creating a seamless indoor-outdoor living experience.

Elsewhere on the ground floor, a beautifully proportioned sitting room with a bay fronted window offers a quiet retreat, perfect for relaxed evenings or entertaining guests. A dedicated utility room, guest cloakroom and understairs storage add to the practicality of the layout. Comfort is elevated by underfloor zone controlled heating, which runs throughout the ground floor.

On the first floor, each room is decorated in calming, neutral tones to create a restful atmosphere. The principal bedroom delivers a charming balance of comfort and style, featuring fitted wardrobes and a stylishly appointed en-suite shower room. Two further generously sized double bedrooms with views over the garden, are filled with natural light, making them ideal for family, guests, or flexible use. A contemporary family bathroom completes the floor with a smart and timeless finish.

The top floor brings an additional layer of flexibility and privacy to the home. A beautifully light filled space with elevated views and a calm, airy atmosphere. Whether used as an alternative principal suite, a guest retreat, or adapted as a cinema room, playroom or relaxing area, this floor offers a wealth of possibilities to suit changing needs. It also features a contemporary en-suite shower room and a separate storage cupboard, reinforcing the home's thoughtful and well-considered design.





Step outside and the tiered rear garden has been thoughtfully landscaped to offer both ease and enjoyment, combining clean paving with soft planted borders and a low maintenance layout that enhances everyday living. This calm and inviting space is perfect for al fresco dining, weekend lounging, or simply unwinding with a quiet moment outdoors.

From the patio area, steps lead up to a secure lawned section enclosed by a charming picket fence, ideal for children or pets. Beyond there is a practical gravel area and a garden shed which provides convenient storage. A pedestrian access to the side of the property ensures functionality without compromising on privacy or design.

To the front of the property, there is allocated off-street parking for two vehicles, complete with an EV charging point, set within a beautifully maintained mews that offers a friendly and well kept atmosphere.

Perfectly positioned in Charlton Kings, one of Cheltenham's most desirable areas, this wonderful home offers immediate access to everyday essentials, whether heading towards the charm of the old village or the convenience of Six-Ways. From artisan coffee shops and independent eateries to highly regarded local amenities, everything is within easy reach, including Balcarras School, Cudnall Park and Lilley Brook Golf Club, all just a short walk away.

Cheltenham town centre is a brief drive or cycle, offering a wealth of fine dining, theatres, boutiques and festivals, while the open countryside of the Cotswolds begins quite literally on your doorstep.

The property is also conveniently located for access to the A40, A435 and the M5.

Agency Note:
Maintenance charge for communal area £225.00 pa.
NHBC









EPC:B

Council: Cheltenham Borough Council

Council Tax: F

Title Number: GR448843

Tenure: Freehold

To arrange to view this property

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2 Birch Mews

 ALTHORP & CO

Approximate Gross Internal Area = 188.7 sq m / 2031 sq ft



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