



Sandy Lane, Cheltenham, Gloucestershire



15 Sandy Lane, Cheltenham, GL53 9BS

A substantial detached Edwardian home within gardens of just over half an acre situated in the ever-popular Sandy Lane.

Cheltenham 2.7 miles | Cirencester 14 miles | Oxford 42 miles
Bristol 45 miles | Birmingham 54 miles
London 109 miles
(all distances are approximate).



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EPC
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Guide price: £2,000,000

Tenure: Freehold

Local authority: Cheltenham Borough Council 01242 262626

Council tax band: H





A lovely
traditional
family home



The property

15 Sandy Lane is a handsome and very substantial family home within the highly sought parish of Charlton Kings. The house is set back from the road behind a stone wall with central vehicle access opening to the expansive drive and providing parking for multiple cars and access to the double garage.

The house itself has large spacious rooms with accommodation of around 5500 square feet. The ground floor has a central reception hall from which most of the living space is accessed and a magnificent staircase rises to the first floor with half landing gallery.

Arranged around the reception hall there is a drawing room with an original open fireplace and large picture window to the front, dining room with a bay window, a family room and a kitchen/breakfast room with a range of matching cabinets, integrated appliances and window overlooking the garden. A further reception room is accessed via double doors from the drawing room currently used as a music room. A further door links back to the family room where French doors lead out to the Victorian-style conservatory.

Also on the ground floor there is a utility room, boiler room, pantry and boot room leading into the garage. To the rear of the reception hall is the rear lobby with doors to the garden and steps to the cellar.

On the first floor, there are five large double bedrooms, the principal bedroom has an en suite bathroom with a bath and separate shower. A family bathroom and separate WC serve the other bedrooms.

On the second floor there is a further bedroom or office with lovely views over the garden and ample eaves storage.

The gardens of this wonderful home are a particular feature. There is a large patio terrace against the back of the house which gives way to lawns and mature planted beds. On the left of the garden there is a lovely outdoor heated swimming pool with an outbuilding split into a plant room, gym and changing room with shower.



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Location

Sandy Lane is a highly sought-after residential road in Charlton Kings, located to the South of Cheltenham.

The property is within a mile of the well-regarded Balcarras School. There is excellent access to Leckhampton Hill and is only a short distance from the centre of Cheltenham.





Approximate Gross Internal Floor Area including outbuildings

598.3 sq m / 6,440 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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