

80 SANDY LANE

CHARLTON KINGS, CHELTENHAM, GL53 9DH

 Charles Lear



80 SANDY LANE

In a simply idyllic position standing peacefully at the end of Sandy Lane opposite Lilleybrook Golf Course, this impressive family home was constructed by Messrs. Berkeley Homes with living accommodation in excess of 3000sq.ft. including five bedrooms & three bath/shower rooms, whilst the mature grounds offer privacy and attractive views to Leckhampton Hill.

DESCRIPTION

Set back from the road with a gravel driveway providing parking for numerous vehicles, 80 Sandy Lane is a substantial residence, in a most popular location at the end of one of the finest roads in Charlton Kings. The property was constructed by Berkeley Homes as one of three individual detached homes, in the mid 1990's. A covered porch and partially glazed front door lead into a most impressive square reception hall, with oak floors and contemporary oak and glass staircase leading to the first floor. The ground floor accommodation is both spacious and versatile, including a formal sitting room with fireplace, bay window and bi-folding doors opening into the garden, whilst there are three additional reception rooms, presently used as a formal dining room, study and snug/garden room with bi-folding doors opening into the garden. The kitchen is beautifully proportioned and fitted with a range of contemporary units and Neff appliances, whilst there is also space for a breakfast table. The first floor plays host to five excellent bedrooms and three bath/shower rooms. The principal bedroom has a dressing area and an en-suite bathroom with separate shower, whilst the guest bedroom also has an en-suite shower room. The three remaining bedrooms share a well-appointed family bathroom with separate shower. Bedroom three has access to an excellent area of eaves storage. Outside and to the rear, is a private and generous westerly facing garden, with views to Leckhampton Hill.





SITUATION

Sandy Lane is a highly sought after residential road, deemed to be one of the finest in Charlton Kings, a popular district located to the south side of the town. The property stands towards the end of the road in a level and generous plot within walking distance of beautiful open countryside, local amenities in the Old Village and excellent schools such as Balcarras Academy, St Edward's School and The Richard Pate School. The property is also well placed for access to Cheltenham town centre which is approx. 1.5miles away, the A40 to the Cotswolds, Oxford & London and the M5 motorway at Junction 11a.

GENERAL INFORMATION

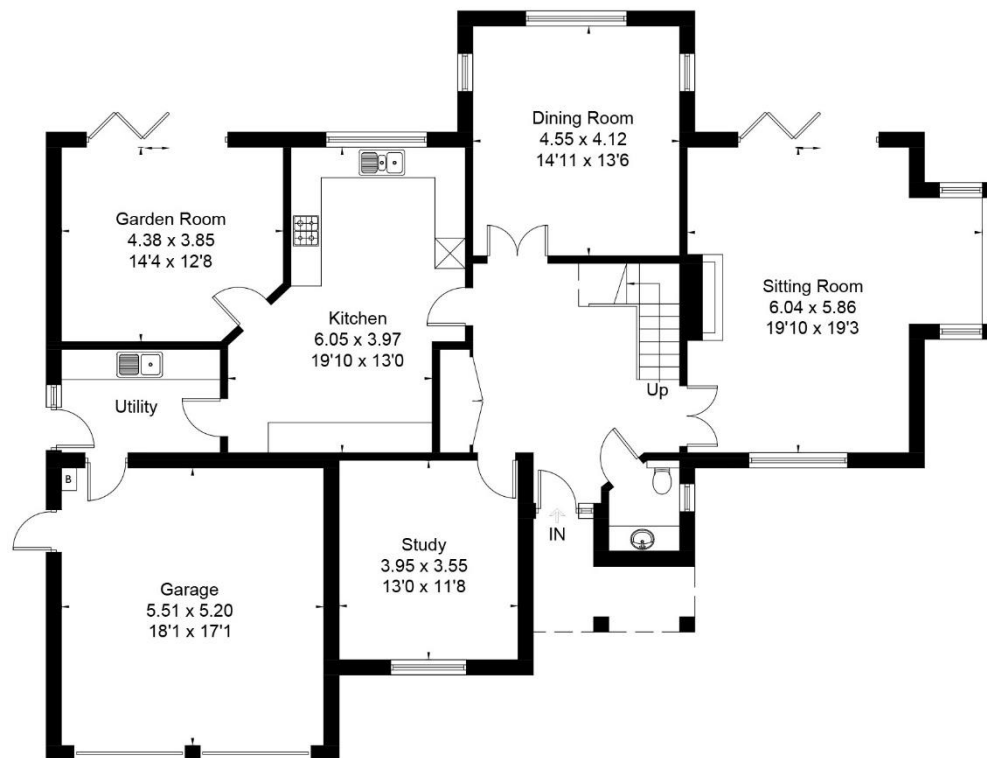
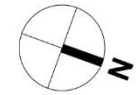
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (G) - £3,487.01 pa. 2023/2024.
EPC Rating: C.

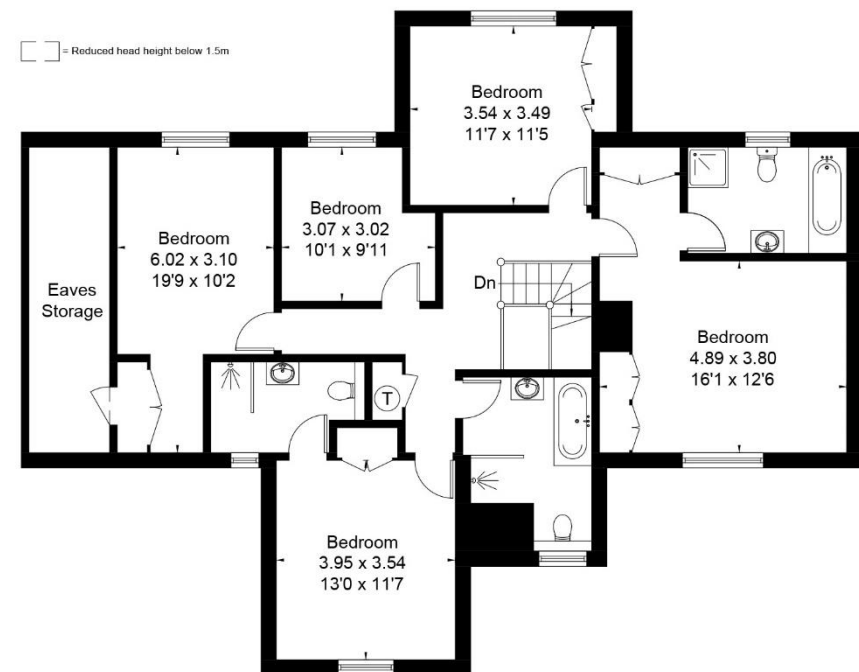
Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 283.5 sq m / 3051 sq ft
 (Including Garage / Excluding Eaves)
 Including Limited Use Area (1.0 sq m / 11 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 325674