

23 SANDY LANE,  
CHARLTON KINGS, CHELTENHAM, GL53 9DF

 Charles Lear



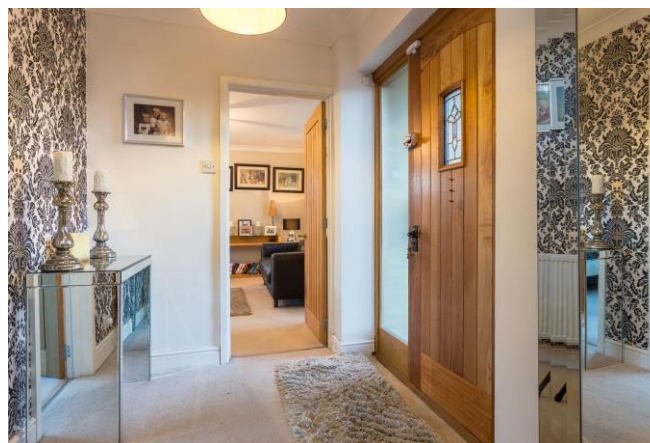
## 23 SANDY LANE

Set well back from one of Charlton Kings premier residential roads and behind wooden gates this substantial detached residence provides accommodation ideal for a growing family. The property stands in a generous, established, and private garden with a wealth of parking and the addition of a single garage.

- Substantial detached property located within the Balcarras catchment area
- Spacious accommodation approaching 2200 sq ft
- Lovely 24ft open plan family kitchen with breakfast area, useful utility/boot room and cloakroom
- Sitting room with an open fire and doors to the garden, formal dining/family room and home office
- Four sizeable double bedrooms and two bath/shower rooms including the principal suite
- Large, boarded loft with the potential for conversion to create further accommodation if required (subject to the necessary consents)
- Garaging, plentiful secure off road parking and established private gardens.

### DESCRIPTION

Dating from the 1970s this imposing detached property sits centrally within a large flat family friendly garden and offers spacious and inviting accommodation arranged over two floors. This well-loved family home offers versatile accommodation and benefits from a large entertaining kitchen, formal dining room/family room and a 19' sitting room with an open fire. The property has four genuine double bedrooms and provides the scope to extend further or convert the loft space if required.





### SITUATION

Sandy Lane is recognised as being one of Charlton Kings premier roads predominantly comprising of substantial detached individual properties of varying architecture. In this popular suburb the property occupies a prime position within the Balcarras catchment area and is also readily accessible to several amenities in the old village centre as well as the town centre. St Edward's Senior School and The Richard Pate School are both within proximity as are many of the town's internationally renowned schools. The property is close to open countryside and access to the main road networks are favourable from this location.

### GENERAL INFORMATION

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

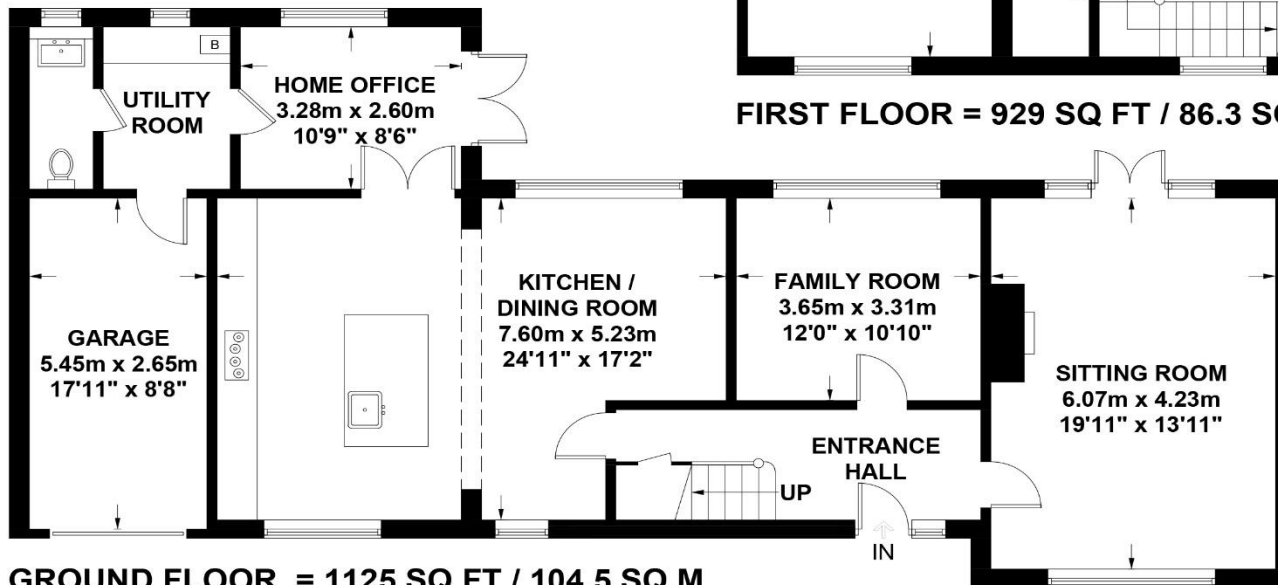
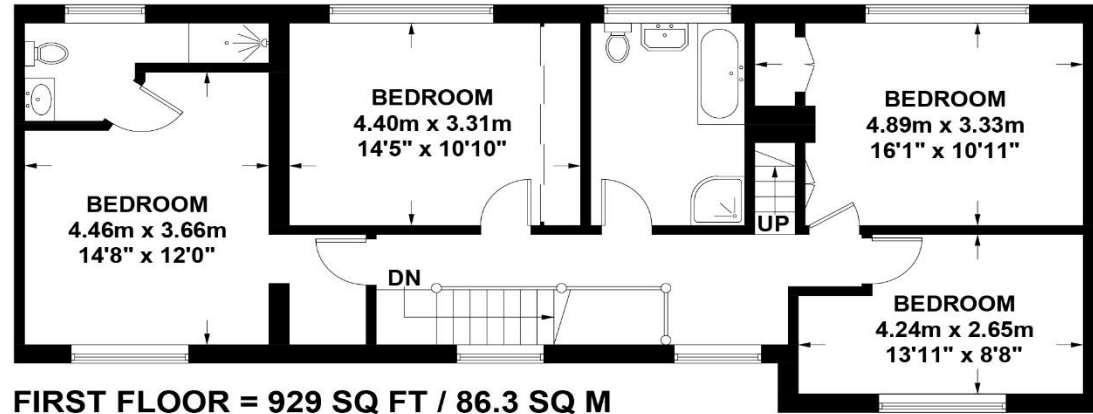
Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: G - £3,068.58 pa.

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

Approximate Gross Internal Area = 203.7 sq m / 2193 sq ft  
 (Excluding Garage / Including Boarded Loft Area)  
 Garage = 14.3 sq m / 154 sq ft  
 Total = 218 sq m / 2347 sq ft



**BOARDED LOFT AREA**  
 139 SQ FT / 12.9 SQ M



**GROUND FLOOR = 1125 SQ FT / 104.5 SQ M**  
 (EXCLUDING GARAGE)

This plan is for layout guidance only. Not drawn to scale unless stated.  
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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