



**Sandhurst Lane, Sandhurst GL2 9NP**  
**£575,000**





# Sandhurst Lane, Sandhurst GL2 9NP

• Four bedroom detached dormer bungalow • Positioned on a generous sized plot measuring 0.32 acres • No onward chain • In need of modernisation throughout • Potential building plot subject to relevant planning permissions • Situated in the heart of the popular village location of Sandhurst • EPC rating G13 • Tewkesbury Borough Council - Tax Band E (£2,676.45 per annum) 2025/2026



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## Entrance Hallway

Stepping inside you are greeted by a spacious entrance hall which provides space for coats, shoes and such like. The hall provides access to two bedrooms, living room, the open plan kitchen / dining area and stairwell leading to the first floor of the property.

## Living Room

Generously sized living room with dual aspect windows looking onto the garden.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by space for fridge freezer, oven and plumbing for washing machine. Window overlooks the rear aspect whilst the room continues to open to a dining area and provide access to the conservatory.

## Dining Room

Versatile dining space with window overlooking the front aspect looking across the gardens.

## Conservatory

Timber framed conservatory provides additional living accommodation with several windows overlooking the gardens and French doors providing access to the garden itself.

## Master Bedroom

Double bedroom with two windows providing further views across the gardens.

## Bedroom

Bedroom with window overlooking the rear aspect offers the possibility to be utilised as a home office if required.

## Bathroom

## Landing

Spacious landing area provides access to two further double bedrooms.

## Second Bedroom

Double bedroom with window overlooking the side aspect of the property.

## Third Bedroom

Double bedroom with window overlooking the side aspect of the property.

## Garage

Detached from the main house, the garage benefits from power and lighting and a double set of wooden doors providing access.

## Outside

The generous sized gardens surround the house itself with walled borders and hedgerows creating privacy to the property itself. Two driveways provide access to the plot with single gate providing parking to the rear whilst large double gates open to the main driveway leading straight to the home itself. The mature garden provides lawned and patio areas ideal for seating throughout the summer months alongside several outbuildings. Built by the original owners, the property also benefits from a swimming pool built into the ground. Potential to build an additional dwelling is also provided subject to relevant planning permissions.

## Location

Located approximately two miles from the historic Gloucester City Centre, the village of Sandhurst is ideally situated for those seeking a rural position with the benefit of being a short distance from city amenities. Sandhurst also offers fantastic commuter links to Tewkesbury and Cheltenham aswell. With various countryside walks, active Cricket ground and village hall offering a weekend 'bar,' alongside a regular bus route, the village community is perfect for families, working professionals and those seeking a rural position.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band E (£2,676.45 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

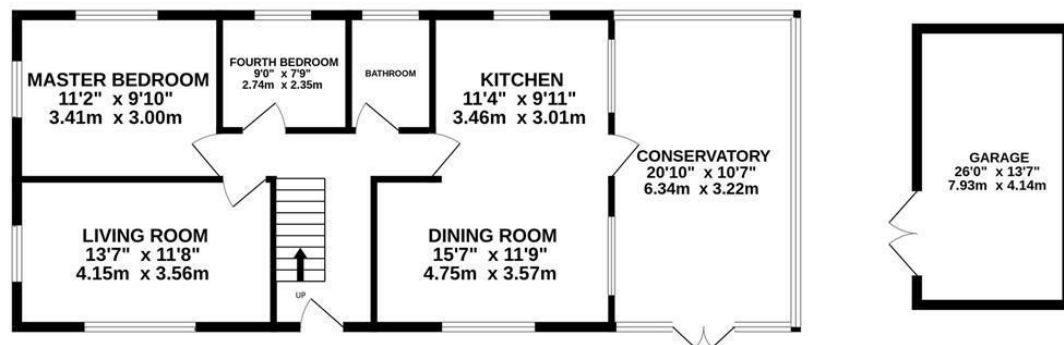
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 31 Mbps, Ultrafast 1000 Mbps download speed.

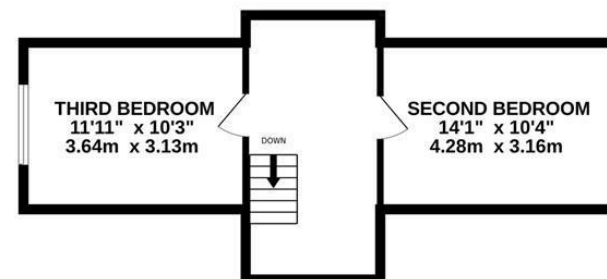
Mobile phone coverage: EE, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



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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