

Presenting: Ratcliff Lawns, Southam, Cheltenham, GL52



A substantial property set in an elevated position in a sought after village

**ADAM
HALLIWELL**
property POWERED BY **exp** UK



About this property...

Presenting to you a well-presented detached house, offering a unique opportunity to acquire a spacious property of over 2100 square feet in an outstanding condition. Available for sale and positioned at the foot of the magnificent Cleeve Hill, this residence is nestled on the edge of the countryside in a highly sought-after village location.

The property enjoys an elevated corner position in a peaceful cul-de-sac, presenting an ideal home for families who treasure tranquillity and the delights of country living. One of the striking features of this property is its flexible accommodation and potential to extend, making it an investment opportunity with endless possibilities. The property benefits from a corner plot placement, including two spacious open-plan reception rooms, both adorned with large windows allowing an abundance of natural light. The first reception room is a welcoming dining hall, while the second offers direct access to both a conservatory and the garden, boasting a dual aspect view that enhances the sense of space and connection to the outdoors.

The heart of this home is a bright kitchen, flooded with natural light and featuring a comfortable breakfast area. The property is well-equipped for a large family, with three generously sized bedrooms. Two of these are substantial double bedrooms, one of which boasts dual aspect views and built-in wardrobes, offering ample storage space. The third bedroom, also a double, features built-in wardrobes.

Completing the accommodation, there is a bathroom fitted with a walk-in shower. The property also benefits from a double garage and a garden, providing ample outdoor space for family activities and summer barbecues. There is also off-street parking, an invaluable asset in this popular village location.

The property is in council tax band F and is being offered with no onward chain, adding to the convenience for prospective buyers. Possessing a plethora of unique features and lots of potential, this property is more than just a house, it's a home waiting to be filled with new memories.

A home filled with potential and ready to start its next life with the new buyers, call today to arrange your accompanied viewing.

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Property Features...

- Three double bedrooms
- Two generous reception rooms
- Three reception rooms
- No onward chain
- Side and rear gardens
- Double Garage
- Utility room
- Corner plot



Total floor area: 198.0 sq.m. (2,132 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

About this location...

Set on the lower slopes of Cleeve Hill, a designated Area of Outstanding Natural Beauty, Southam is an historic parish village situated to the north of Cheltenham, nestling between the famous Cheltenham Racecourse and the foot of the Cotswold escarpment.

The village is home to the beautiful Ellenborough Park Hotel and Spa with its two restaurants and distant views over the Severn Vale.

The neighbouring village of Prestbury is a pleasant summer walk across the fields or a short drive and has a variety of conveniences including an award winning butcher, two country pubs, a chemist hairdressers and a primary/junior school to name but a few. A home filled with potential and ready to start its next life with the new buyers, call today to arrange your accompanied viewing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A personal Estate Agency service, tailored to you.

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