



12 Southfield Manor Park, Sandy Lane, Charlton Kings, Cheltenham

A rare opportunity to acquire a lovely mid-terraced cottage in the popular Southfield Manor Park with a garden, parking and garage.

Description

12 Southfield Manor Park sits at the end of Sandy Lane in a lovely, peaceful spot. Approached via a private driveway, the house is mid-terrace and has a garage. The property has been beautifully decorated and is particularly light.

12 Southfield Manor Park comprises an entrance hall leading into a generous reception room with a feature fireplace and French doors. On one side, the French doors open seamlessly onto a terraced area and on the other side, they open on to the walled garden, making it ideal for entertaining. Also on the ground floor is a generous downstairs bedroom with en suite bathroom and an open plan kitchen/breakfast room. The kitchen has an impressive range of wall and floor-mounted units and appliances and an abundance of storage and worktop space. Upstairs, there are two further bedrooms, one of which is en suite. These bedrooms benefit from a far-reaching view of the hills. There is also a large open landing that is currently being used as an office.

At the front of the property, there is a lawn area, parking for one car and a single garage. To the rear, on one side, there is a terraced area, and to the other side, there is a stunning garden. The walled garden is a private green oasis and is beautifully landscaped and manicured with an attractive terraced area, an area of level lawn and a mixture of mature trees and shrubs. Southfield Manor Park benefits from countryside walks immediately on the doorstep.







Situation

Southfield Manor Park is located at the end of Sandy Lane at the foot of the Cotswold escarpment. The location has excellent access to the immediate countryside whilst also being close to the amenities in Charlton Kings and the town centre of Cheltenham just 2.5 miles away. Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens and reputable schools including Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School. The town has an eclectic mix of quality shops, bars and restaurants, theatres and cinema and plays host to many sporting events and festivals.

Property Information

Local Authority Cheltenham Borough Council - 01242 262626

Guide Price £695,000

Council Tax Band E

EPC E

Viewings All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





Approximate Gross Internal Floor Area

Total Area: 154 sq.m / 1,658 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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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