

# 21 Sandford Mill Road

Cheltenham, Gloucestershire



A fantastic family home in this sought after location with off street parking and a private rear garden.



4



2



3

---

### Summary of accommodation

#### Main House

**Ground floor:** Entrance hall | Living room | Dining room | Breakfast room | Kitchen | Utility | WC

**First floor:** Principal bedroom with ensuite shower room | 2 further bedrooms | Family bathroom

**Second floor:** Bedroom with ensuite shower room

**Outside:** Parking | Garden





## Situation

(Distances and times are approximate).

Sandford Mill Road sits in a quiet location off the London Road. The area is well known for its attractive housing stock, easy access to Cheltenham town centre and excellent local schooling.

 Cheltenham itself is renowned for a first class choice of shopping, restaurants and entertainment, boasting nationally acclaimed festivals and the home of National Hunt racing at Prestbury Park.

 The house is well placed for access to Oxford and Cirencester as well as the M5 and A417 to Swindon.





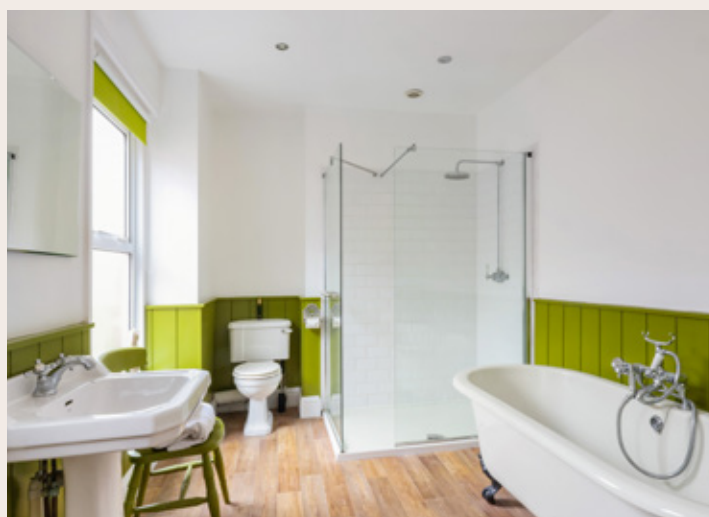
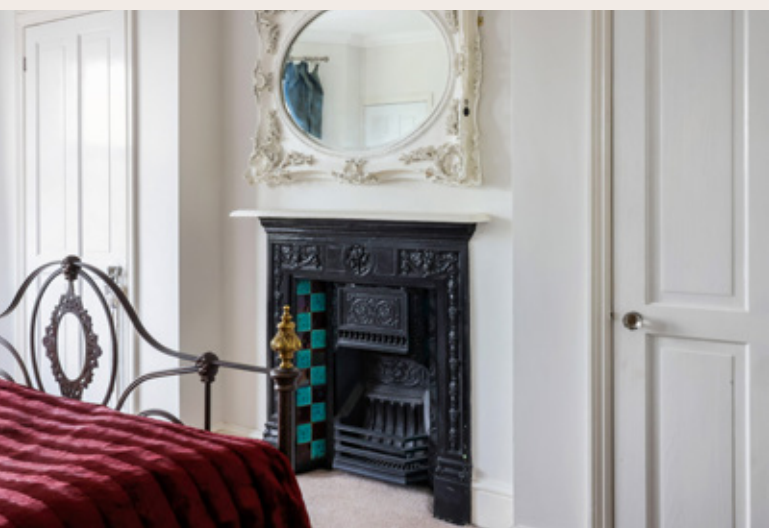
## The Property

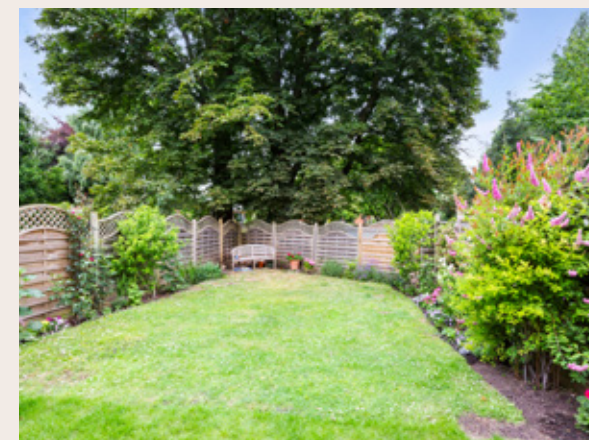
Sandford Mill Road sits in a central location close to Sandford Park, the High Street, Hospital and the Lido. The house is within easy reach of the town centre and sits on a one way road which leads to Cox's meadow and Old Bath Road.

The house has flexible and well-proportioned accommodation over three floors. The front door leads into a welcoming reception hall with access into a double reception room with the sitting room at the front with the attractive bay window and a dining room to the rear. To the back of the house lies a kitchen/breakfast room with a cloak room and utility room with access out onto the rear garden. The kitchen is modern with a mix of floor and wall mounted units.

Upstairs, the first floor has three bedrooms, one of which is en suite. The two remaining bedrooms share a generous family bathroom with separate shower. Upstairs, there is a further bedroom / loft with which has been converted by a previous owner and includes velux windows, storage and an en suite (please note this is a historic loft conversion so may need some adjustments for modern building regs).







## Outside

Outside, there is parking to the front of the property with a stone driveway and to the rear there is a lovely garden laid to lawn with a mixture of mature planting and shrubs.

## Property Information

**Tenure:** Freehold.

**Services:** All mains services.

**Council Tax:** Band E

**EPC:** D

**Local Authority:** Cheltenham Borough Council

**Directions:** Postcode: GL53 7QH

**Guide Price:** £825,000

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

Approximate Gross Internal Floor Area  
Total Area: 175.5 sq.m / 1,889 sq.ft (Inc. Restricted Height)

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.

**Knight Frank**  
123 Promenade  
Cheltenham  
GL50 1NW  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
**Harry Bethell**  
01242 246952  
[harry.bethell@knightfrank.com](mailto:harry.bethell@knightfrank.com)



**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.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

