






53 SANDY LANE

Cheltenham GL53 9DG



A HIGHLY DESIRABLE AND EXCEPTIONAL DETACHED HOME

Set back from the road behind a dry stone wall and generous block paved drive, this detached family home has attractive rendered and timber clad elevations under a pitched tiled roof

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Local Authority: Cheltenham Borough Council
Council Tax band: G
Tenure: Freehold

Guide price - £1,950,000



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Once inside the house, the large central reception hall gives an immediate feeling of space and light, featuring a contemporary staircase rising to a galleried landing. Doors open into the principal ground floor rooms, and a conveniently located cloakroom.

To the front, a well-proportioned study is fitted with bespoke cabinetry, while an elegant dining room provides an ideal setting for entertaining.

At the rear, the formal sitting room is a welcoming retreat, complete with a modern stone fireplace and full-length glazed bi-fold doors opening onto the garden. The true heart of the home is the expansive kitchen-family room, fitted with a range of contemporary contrasting units, a large central island. The island delineates the open-plan space, flowing effortlessly into the casual dining and family areas, all of which are enhanced by three sets of full-height bi-fold doors that frame stunning views of the beautifully landscaped gardens.





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The first-floor galleried landing leads to five double bedrooms, with a front-facing balcony offering an additional vantage point.





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The principal suite includes a spacious walk-through wardrobe/dressing area and an en-suite bathroom complete with separate shower and bath. There is a separate guest suite with en-suite shower room and WC, while the remaining three bedrooms, all featuring built-in wardrobes, are served by a generous family bathroom.





OUTSIDE

To the rear of this remarkable house the spectacular garden is a particular feature of this home. A tree-framed limestone flagged terrace and a timber decked area provide an idyllic setting for outdoor relaxation and dining, leading to extensive lawns that extend towards the property's boundaries. Thoughtfully landscaped with an array of mature trees, well-stocked borders, and evergreen hedging, the garden offers a private oasis. Beyond the main lawn, behind a sculpted screen of foliage, an informal wildflower garden adds an extra dimension to the outdoor space, creating a tranquil retreat that seamlessly integrates with its surroundings. The garden backs on to the Lilley Brook Golf Course, further enhancing the feeling of countryside location, despite the close proximity of Cheltenham town centre.





SANDY LANE, GL53

Approx. gross internal area 3297 Sq Ft. / 306.3 Sq M.

Approx. gross internal area 4115 Sq Ft. / 382.3 Sq M. Inc. Garage



GROUND FLOOR



FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

We would be delighted
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