



SOUTHAM, CHELTENHAM

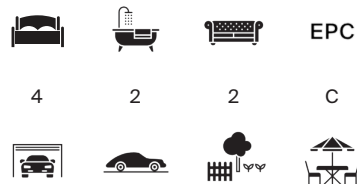
GL52





# A STYLISH CONTEMPORARY HOUSE

A contemporary home meticulously designed to complement its plot with breath-taking views, stretching over open countryside to Cheltenham Racecourse and far beyond to the Welsh Hills. The front aspect is equally outstanding with views to Cleeve Hill.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,295,000





## LANGDALE

The home is carefully crafted to offer vistas from every living space, creating a serene, modern atmosphere inside. The result is a bright, airy residence that suits a variety of styles and tastes. Spanning over 3,500 sq ft (including the garage), the layout is thoughtfully planned to maximize space.

On the ground floor, a front-facing sitting room is currently used as a study, while the standout feature of the home is the open-plan kitchen, dining, family area and sitting room. This expansive area, with fully glazed bi-fold doors leading to the terrace and garden, is ideal for both socialising and family life. The kitchen boasts a large central island overlooking the dining area. The open-plan design of the sitting area is centred around a wall-mounted fire and media wall, which creates a stunning focal point to the room.

















## PANORAMIC VIEWS

The first-floor bedrooms all enjoy panoramic views. The principal suite features bi-fold doors that open to spectacular views of the garden and countryside. It also includes a walk-in wardrobe/dressing room and an en suite shower room.

A guest bedroom mirrors this with similar views and size, along with a fitted wardrobe.

At the front of the house, two double bedrooms share a luxury family bathroom with a freestanding bath, all accessed from a spacious landing.











## OUTSIDE

Langdale enjoys views that would be hard to beat and is surrounded by a beautifully established garden.

The grounds are set over two levels, with the house slightly elevated above a well-maintained lawn, bordered by perennials, bushes, and flower beds offering changing seasonal hues.

The terrace extends from the main reception room, providing a perfect outdoor seating area, while a corner patio with a pergola captures the stunning views.

A large driveway at the front of the house, accessed from a picturesque lane, provides off-road parking for several cars and leads to a spacious garage.

Services: All mains services are connected.









## LOCATION

Set on the lower slopes of Cleeve Hill, 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, a designated Area of Outstanding Natural Beauty. 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, three country pubs and a cafe, a chemist hairdressers and a primary/junior school to name but a few.

Prestbury 1 mile, Cheltenham Spa train station 4.5 miles, Winchcombe 4 miles, M5 (J9 N & S) 8 miles, or Junction 11 (N and S,) 5 miles, Cirencester 21 miles, Moreton-in-Marsh 23 miles, Oxford 43 miles, Bristol 46 miles, London 101 miles (Distances approximate).













## LANGDALE, SOUTHAM LANE, GL52

Approx. gross internal area 3541 Sq Ft. / 329.0 Sq M.

Approx. gross internal area 3661 Sq Ft. / 340.1 Sq M. Inc. Restricted Height



Approximate Gross Internal Area = 329.0 sq m / 3541 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





We would be delighted  
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