



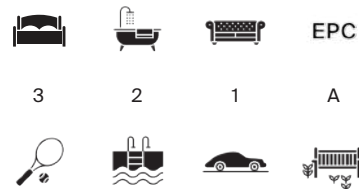
10 SANDYWELL PARK, CHELTENHAM

GL54 4HF



MAGNIFICENT RESIDENCE WITHIN A GRADE II LISTED MANSION

Sandywell Park is a Grade II listed Cotswold mansion (c.1704) set in 6 acres, with a pool, tennis court, a clock tower garden, and parking, all within an Area of Outstanding Natural Beauty.



Local Authority: Cotswold District Council

Council Tax band: E

Tenure: Freehold

Service charge per annum: £6,456.40

Guide price - £525,000



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The apartment, which has been recently renovated, is situated over part of the first and second floor of this imposing mansion house and is accessed via an impressive communal entrance hall. The kitchen/dining room is beautifully light and spacious with four sash windows. The modern kitchen offers plenty of worktop space and storage, with a central island and large dining area. Integrated NEFF appliances include a double oven, microwave, warming drawer and dishwasher plus there is an American style fridge freezer. A cloakroom and storage cupboard complete the accommodation on this floor.







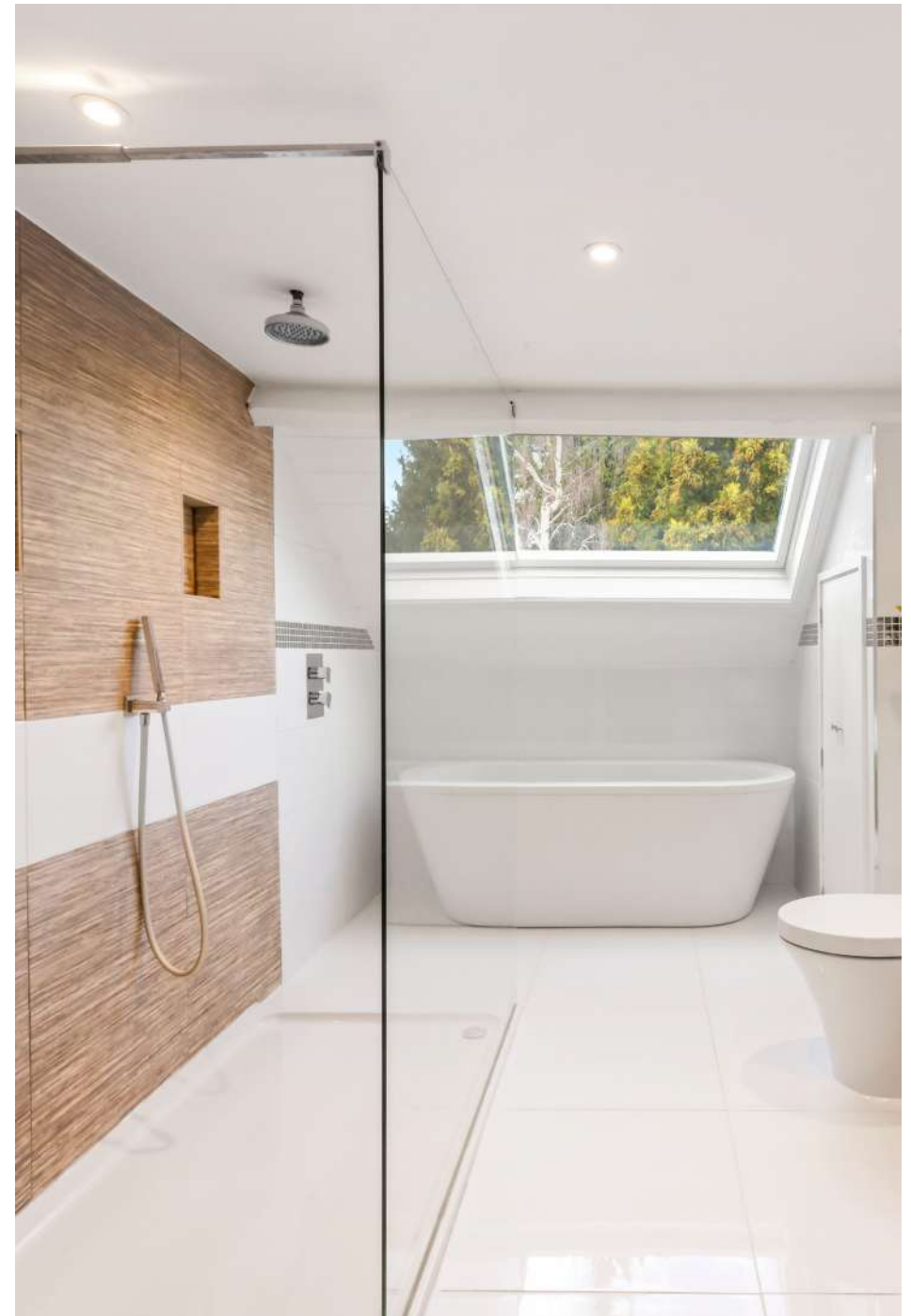
LIVING

The apartment has the most beautiful period features throughout. The striking drawing room has an open working fire place with two floor to ceiling sash windows and working shutters. It overlooks the delightful parkland grounds with views to the imposing tree-lined avenue. The third bedroom is situated off the drawing room and offers similar views. This room can also be used as a study.



BEDROOMS

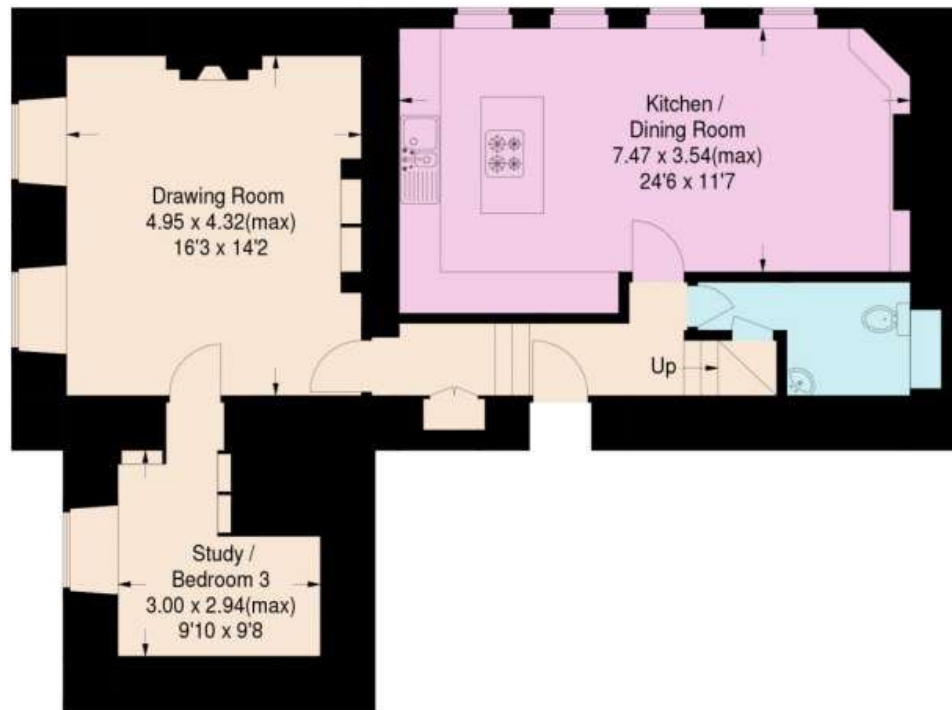
Upstairs, the master bedroom has sweeping views over open countryside. Both windows have working shutters and window seats, there is a lovely open fireplace and built-in wardrobes. The main bathroom is incredibly impressive with a large walk in rain shower, separate bath and underfloor heating. There is a useful utility cupboard with washing machine installed. The second double bedroom, with countryside views, benefits from a beautifully fitted en suite shower room, again with underfloor heating.



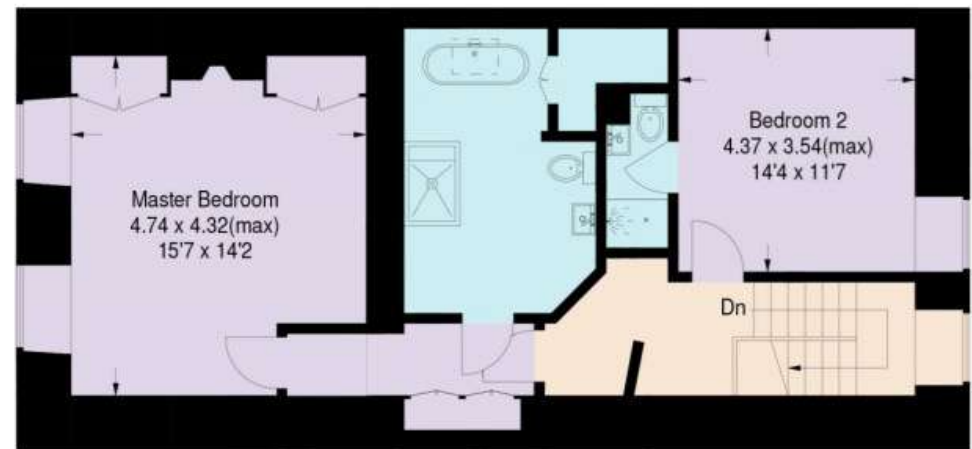




Approximate Gross Internal Area
141 sq m / 1518 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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
to tell you more.

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