



Springbank Road, Cheltenham, GL51 0LT

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

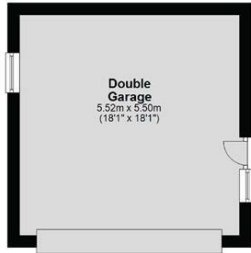
**\*\*\* GREAT OPPORTUNITY TO PURCHASE AN INDIVIDUAL ARCHITECT DESIGNED HOME ACCESSED BY PRIVATE ROAD ON A SUBSTANTIAL PLOT\*\*\***

**\*\*\*VIEWINGS HIGHLY RECOMMENDED\*\*\***

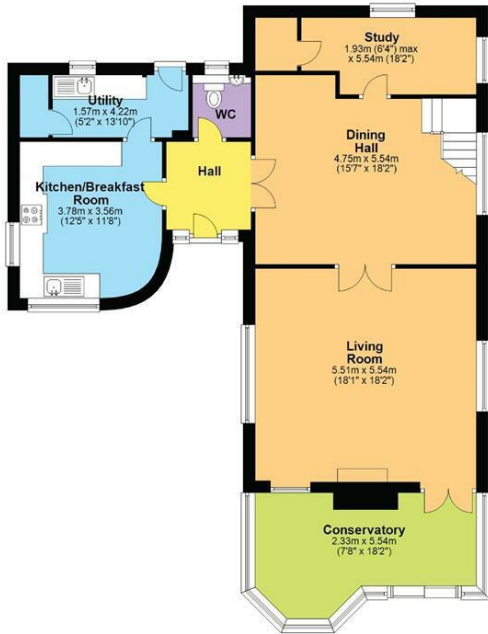
A unique chance to purchase this well-loved family home situated on approximately 1/4 acre plot with countryside views and within walking distance to GCHQ and Pates Grammar School. The ground floor comprises; entrance hall, kitchen with fitted appliances, utility with access to the rear gardens, dining hall featuring ornate coving, living room with Minster fireplace and fitted gas fire, conservatory, study including cupboard and wall furniture, downstairs w.c. The stairs rise to first floor with gorgeous views through the window wall, leading to master bedroom benefitting from two double built in wardrobes, dual aspect windows and en-suite, second and third double bedrooms with fitted wardrobes and vanity units and family bathroom. The loft space is partially boarded with lighting and accessed via fitted ladder. The property has been upgraded with wall and picture lights, wall operated table lights, security alarm and has high ceilings giving a light and spacious feel. Accessed via a private road, the property offers a sweeping driveway for plenty of cars, a double garage with remote control door and a beautiful wrap around garden attracting the sun all day. With over 2300 square footage of accommodation, the property still has scope to add value and needs to be seen to be appreciated.



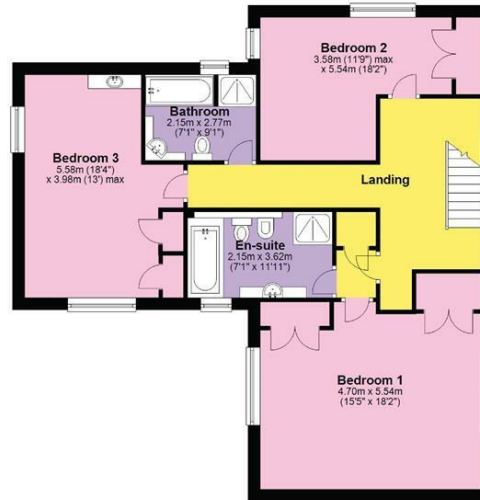




**Ground Floor**  
Approx. 123.3 sq. metres (1327.3 sq. feet)



**First Floor**  
Approx. 88.3 sq. metres (1056.1 sq. feet)



Total area: approx. 221.6 sq. metres (2385.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

# Key Features

- OVER 2300 SQ FT OF ACCOMMODATION
- SITS ON APPROXIMATELY 1/4 ACRE PLOT
- INDIVIDUALLY BESPOKE HOME
- COUNTRYSIDE VIEWS
- WALKING DISTANCE TO GCHQ AND PATES GRAMMAR SCHOOL
- PRIVATE POSITION
- PRIVATE ROAD
- UPGRADED FEATURES
- EPC RATING - C

**Asking Price**  
**£675,000**

EPC Rating -

Tenure - Freehold

Council Tax Band -

Local Authority -

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