



# Sandford Park House

A beautiful collection of eight luxury apartments in Cheltenham



SANDFORD PARK  
HOUSE



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### Welcome to Sandford Park House

A beautiful collection of eight luxury apartments in a stunning Regency setting.

Sandford Park House will be home to a beautiful collection of luxury 1, 2 and 3-bedroom apartments in the heart of Regency Cheltenham.





## Historic homes in a Regency setting

**Sandford Park House was originally built in around 1830 as two separate dwellings and formed part of an imposing streetscape along London Road during a relatively late phase in the Regency development of the town of Cheltenham.**

The property comprises a prominent building on the south side of London Road where its width and bold bow-fronted design make it a distinctive addition to an impressive avenue of Regency buildings marking the entrance to the town from the east. It remains an important illustration of the growth of the town at this period alongside surrounding properties which collectively illustrate the

architectural tastes and domestic life of fashionable Regency society.

Divided up into eight luxury apartments, the house will be restored to its former grandeur with historic features retained and restored together with the reintroduction of various fixtures and fittings appropriate to the historic nature of the building.





# Regency splendour in the heart of Cheltenham

Regularly voted 'Best place to live in the South West' by The Sunday Times, Cheltenham has a perfect mix of architecture, countryside, entertainment and education.

There is stunning Regency architecture at every turn, with the grand tree-lined Promenade and picturesque Pittville Park just two of many highlights in the town while for further magnificence the pretty village of Winchcombe just 10 miles away is home to the hidden historic gem of Sudeley Castle where Henry VIII's wife Katherine Parr is buried and was the capital of the Kingdom of Mercia in the middle ages.

#### Enjoy the outdoors

Beautiful countryside is all around with miles of hills to explore on foot or bike at nearby spots such as Cleeve or Leckhampton plus the fabulous Malvern Hills and impressive Forest of Dean just a short drive away. Positioned at the heart of the Cotswolds you are also within a 30-minute drive of iconic locations like Bourton-on-the-Water and Stow-on-the-Wold as well as the popular market town of Cirencester and the historic City of Gloucester.

#### Eat, drink and shop

There's no doubt that Cheltenham is something of a foodie's paradise with a wide range of

high-quality restaurants including The Ivy, in a beautiful setting in the Montpellier area, Indian fine dining at Prithvi as well as Brasserie Blanc which is part of the impressive Queens Hotel - also a good place for traditional afternoon tea.

The shopping experience in Cheltenham is dominated by a wealth of independent boutiques but there are also big-name brands and high street staples in the centre of town together with a flagship John Lewis not to be missed.

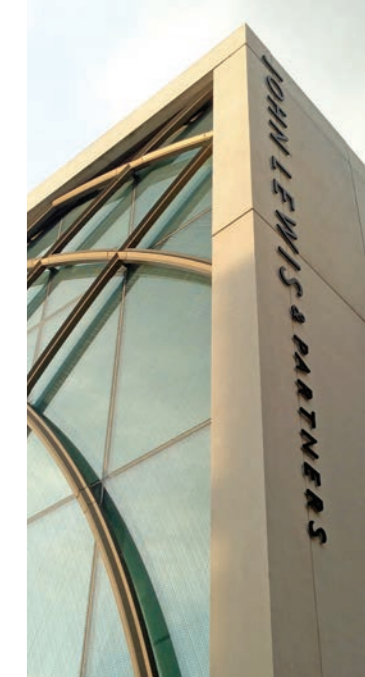
#### The festival town

Cheltenham has an arts, culture and festival calendar to rival most places in the world with over 25 festivals a year. From the world leading Literature Festival to the longest running Cricket Festival, plus jazz, science and classical music in between - and for those rare times festivals aren't on, you can get your dose of culture at the Grade II listed Everyman Theatre or The Wilson art gallery, part of the highly regarded museum. However, the biggest annual event is in March when the world-famous

Cheltenham Festival brings thousands of spectators to enjoy a unique atmosphere as the finest horses, jockeys and trainers battle it out for the highest jump-racing honours.

#### Top quality schools

Cheltenham is able to offer excellent education options in both state and independent sectors. Cheltenham College, a high-achieving day and boarding school in a stunning location, Cheltenham Ladies College with top class facilities, Dean Close School and St Edwards are all highly rated independents together with Pates Grammar school which regularly appears in top national listings. For state options, you will struggle to beat nearby Balcarras School in Charlton Kings, which is one of the top-rated secondaries in the country and has been rated 'outstanding' in its last four OFSTED reports dating back to 2001.



# A superb choice of accommodation

There is a choice of luxury accommodation at Sandford Park House with apartments split across four floors.

All homes are designed for modern 21st Century living and feature impressive open plan living areas which make use of existing bay window layouts to create some truly stunning spaces. There is a private gated car park at the front with allocated parking, including car charging points, plus landscaped gardens as well as a communal patio at the rear.



## Lower Ground Floor

### Apartment 1 ~ 1496 sq ft

3/4 bedrooms (1 with ensuite) plus a separate bathroom and cloakroom. Large contemporary open-plan kitchen with separate utility, pantry and study plus a living/dining area with bay window.

### Apartment 2 ~ 1862 sq ft

3/4 bedrooms (2 with ensuite) plus a separate bathroom and cloakroom. Large contemporary kitchen, with a central island, opening out onto an impressive dining area with bay window plus a private study room and additional large lounge with bay window.

## Ground Floor

### Apartment 3 ~ 1227 sq ft

2/3 bedrooms (1 with ensuite) plus a separate bathroom and cloakroom. Large contemporary kitchen with central island, separate utility and study plus open-plan living/dining area with bay window.

### Apartment 4 ~ 1862 sq ft

3/4 bedrooms (2 with ensuite) plus a separate bathroom and cloakroom. Large contemporary kitchen, with a central island, opening out onto an impressive dining area with bay window plus a private study room and additional large lounge with bay window.

## First Floor

### Apartment 5 ~ 1270 sq ft

2/3 bedrooms (1 with ensuite) plus a separate bathroom and cloakroom. Large contemporary kitchen with central island, separate study plus open-plan living/dining area with bay window.

### Apartment 6 ~ 1862 sq ft

3/4 bedrooms (2 with ensuite) plus a separate bathroom and cloakroom. Large contemporary kitchen, with a central island, opening out onto an impressive dining area with bay window plus a private study room and additional large lounge with bay window.

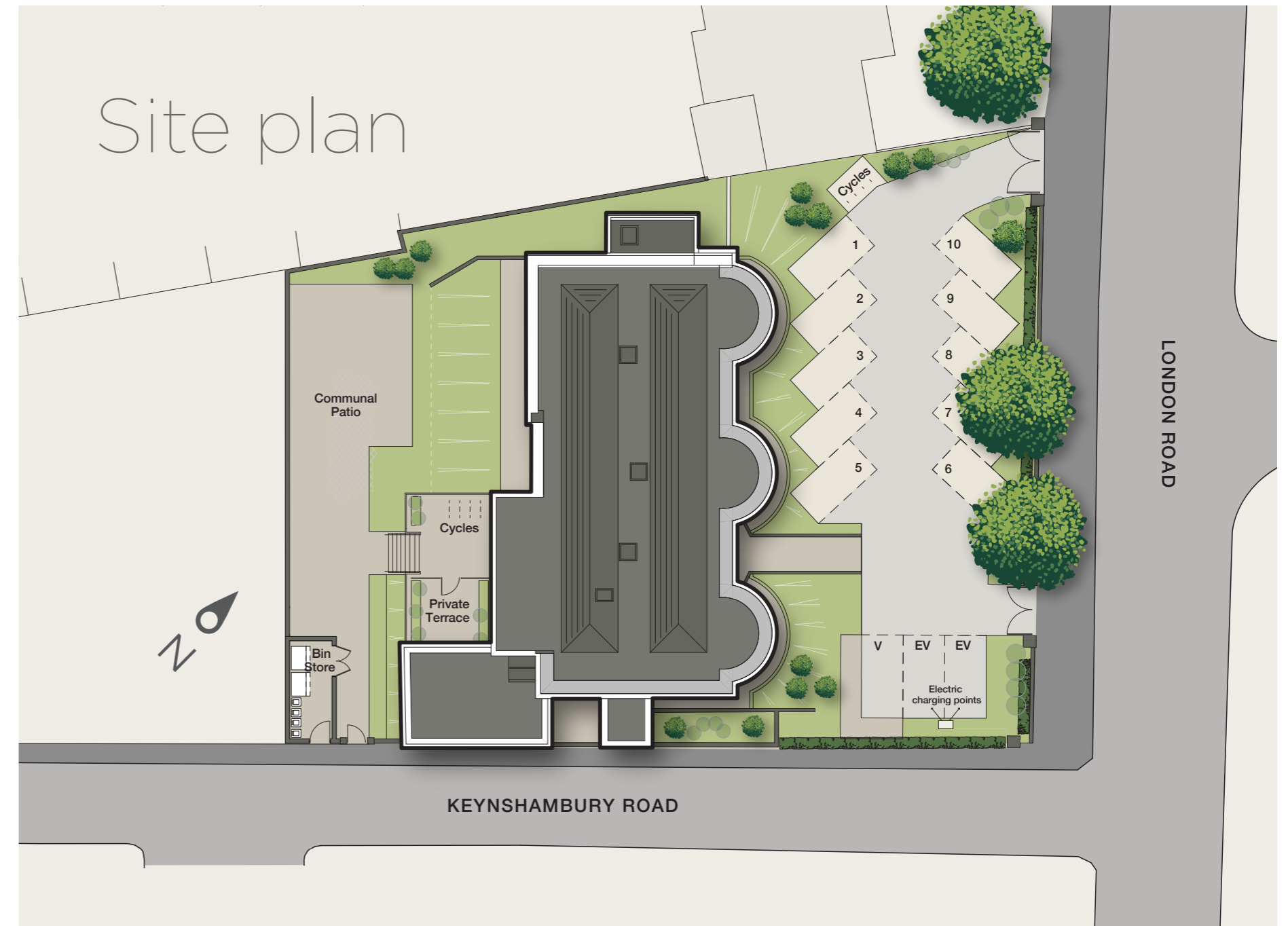
## Second Floor

### Apartment 7 ~ 936 sq ft

1/2 bedroom plus a separate large bathroom. Open plan kitchen/living/dining area with feature bay window plus a separate private study at the front.

### Apartment 8 ~ 1862 sq ft

3/4 bedrooms (2 with ensuite) plus a separate bathroom and cloakroom. Large contemporary kitchen, with a central island, opening out onto an impressive dining area with bay window plus a private study room and additional large lounge with bay window.



**Please note:** Site plan is intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.

## Lower ground floor ~ dimensions

### 3/4 bedroom apartment

# Apt. 1

1496 sq ft

<b>Entrance Hall</b> 8'10" x 6'1"	<b>Bedroom 1</b> 12'0" x 14'3"
<b>Cloaks</b> 8'10" x 6'3"	<b>En-suite</b> 4'8" x 7'0"
<b>Kitchen/Living Room</b> 19'3" max x 30'6" max	<b>Bedroom 2</b> 10'4" x 10'4"
<b>Utility</b> 7'8" x 6'2"	<b>Bedroom 3</b> 11'4" x 11'4"
<b>Pantry</b> 5'7" x 6'2"	<b>Bathroom</b> 10'10" x 7'11"
<b>Study</b> 6'6" x 4'8"	

### 3/4 bedroom apartment

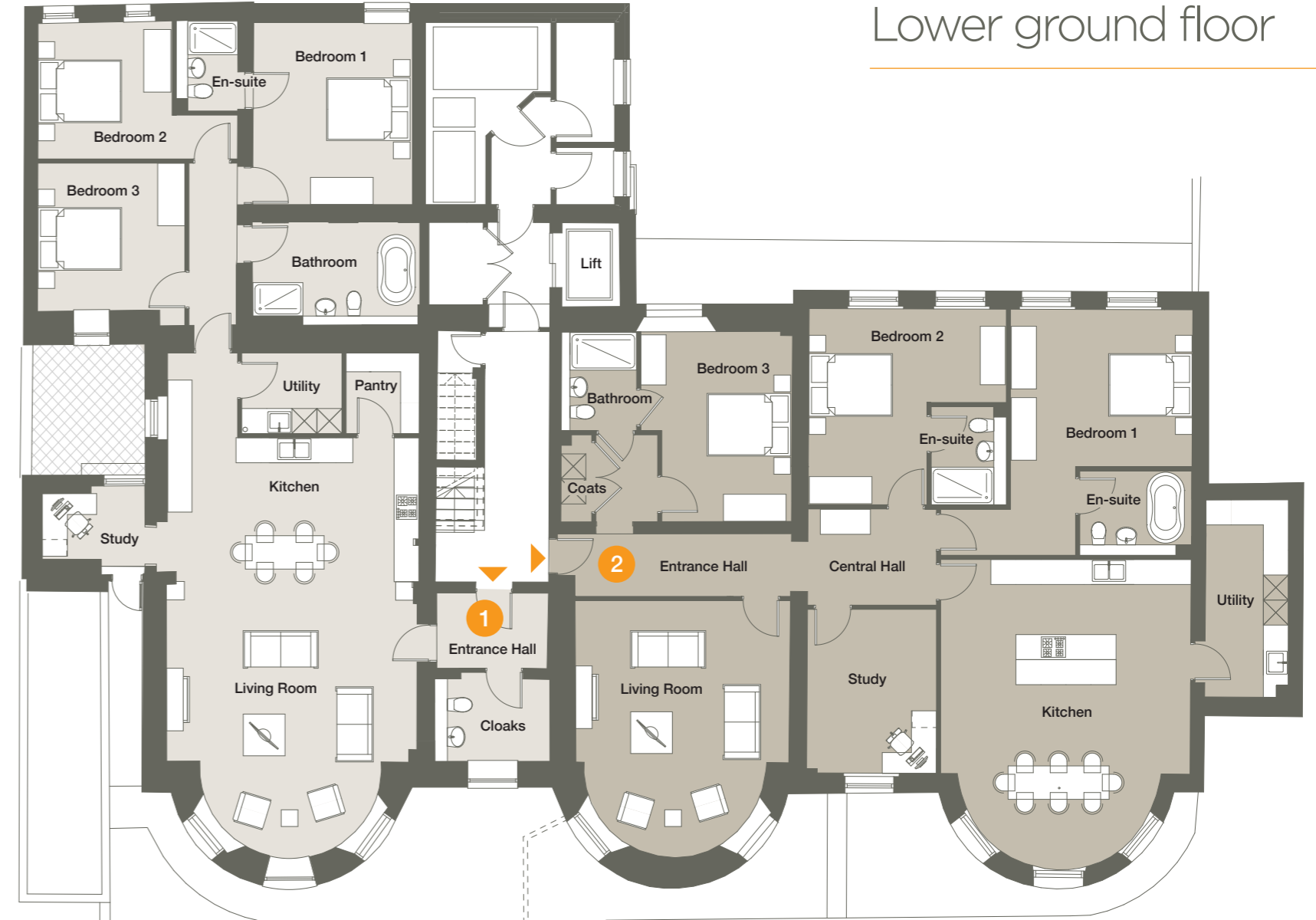
# Apt. 2

1862 sq ft

<b>Entrance Hall</b> 16'6" x 4'10"	<b>Bedroom 1</b> 14'0" min x 12'0" min
<b>Central Hall</b> 9'10" x 7'4"	<b>En-suite</b> 8'7" x 6'6"
<b>Living Room</b> 16'6" max x 19'8" max	<b>Bedroom 2</b> 12'0" max x 11'10" max
<b>Study</b> 10'0" x 12'7"	<b>En-suite</b> 7'6" x 6'7"
<b>Kitchen</b> 19'1" max x 23'9" max	<b>Bedroom 3</b> 11'2" x 12'2"
<b>Utility</b> 6'4" x 15'1"	<b>Bathroom</b> 5'1" x 7'7"



## Lower ground floor



**Disclaimer:** Room dimensions are measured to structural walls and overall apartments sizes are approximate only. Kitchen layouts shown here are indicative only. Floor plans shown are not to scale and dimensions should not be relied upon for flooring or furniture. Please consult the sales agent for more information.

## Ground floor ~ dimensions

2/3 bedroom apartment

# Apt. 3

1227 sq ft

**Entrance Hall**

5'0" x 7'7"

**Cloaks**

5'0" x 6'2"

**Kitchen**

14'1" x 17'3"

**Living Room**

15'3" max x 22'0" max

**Study**

8'0" x 5'8"

**Bedroom 1**

11'1" x 11'0"

**Bedroom 2**

10'6" x 11'4"

**En-suite**

5'0" x 7'8"

**Bathroom**

11'0" x 5'8"

3/4 bedroom apartment

# Apt. 4

1862 sq ft

**Entrance Hall**

14'10" x 4'9"

**Central Hall**

9'10" x 7'4"

**Living Room**

14'6" max x 20'0" max

**Study**

10'0" x 12'7"

**Kitchen**

19'1" max x 23'9" max

**Utility**

6'4" x 15'1"

**Bedroom 1**

14'0" min x 12'0" min

**En-suite**

8'7" x 6'6"

**Bedroom 2**

12'0" max x 11'10" max

**En-suite**

7'6" x 6'7"

**Bedroom 3**

11'6" x 12'5"

**Bathroom**

4'7" x 7'10"

## Ground floor



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## First floor ~ dimensions

### 2/3 bedroom apartment

# Apt. 5

1270 sq ft

#### Entrance Hall

5'0" x 7'7"

#### Cloaks

5'0" x 6'2"

#### Kitchen

14'1" x 17'3"

#### Living Room

15'3" max x 22'0" max

#### Study

8'9" x 11'9"

#### Bedroom 1

11'1" x 11'0"

#### Bedroom 2

10'6" x 11'4"

#### En-suite

5'0" x 7'8"

#### Bathroom

11'0" x 5'8"

### 3/4 bedroom apartment

# Apt. 6

1862 sq ft

#### Entrance Hall

14'10" x 4'9"

#### Central Hall

9'10" x 7'4"

#### Living Room

14'6" max x 20'0" max

#### Study

10'0" x 12'7"

#### Kitchen

19'1" max x 23'9" max

#### Utility

6'4" x 15'1"

#### Bedroom 1

14'0" min x 12'0" min

#### En-suite

8'7" x 6'6"

#### Bedroom 2

12'0" max x 11'10" max

#### En-suite

7'6" x 6'7"

#### Bedroom 3

11'6" x 12'5"

#### Bathroom

4'7" x 7'10"

## First floor



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## Second floor ~ dimensions

### 1/2 bedroom apartment

# Apt. 7

936 sq ft

#### Entrance Hall

7'4" x 7'9"

#### Kitchen/Living Room

15'3" max x 22'0" max

#### Study

8'9" x 12'2"

#### Bedroom 1

12'4" x 16'7"

#### Bathroom

11'0" x 5'8"

### 3/4 bedroom apartment

# Apt. 8

1862 sq ft

#### Entrance Hall

14'10" x 4'9"

#### Central Hall

9'10" x 7'4"

#### Living Room

14'6" max x 20'0" max

#### Study

10'0" x 12'7"

#### Kitchen

19'1" max x 23'9" max

#### Utility

6'4" x 15'1"

#### Bedroom 1

14'0" min x 12'0" min

#### En-suite

8'7" x 6'6"

#### Bedroom 2

12'0" max x 11'10" max

#### En-suite

7'6" x 6'7"

#### Bedroom 3

11'6" x 12'5"

#### Bathroom

4'7" x 7'10"

## Second floor



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# The recreation of Regency splendour

**Sandford Park House has been through a number of changes over the last couple of centuries, including various additions and extensions to the original construction, but the current conversion involves the reinstatement of authentic historic detailing to reflect the original design.**

London Road showcases some of the finest examples of Regency architecture as well as every kind of building style, from early medieval to contemporary, reflecting the constant reuse and reinvention of a key suburb and commercial thoroughfare, serving as gateway and exit to the city, and a transitional zone from the city centre to the suburbs and the countryside beyond. Sandford Park House was designated by listing as Grade II on the basis of its special architectural and historical interest.

The house was built around 1820-30 as an unequal semi-detached building. Sirsa House, where naturalist, Archibald Montgomerie lived, was the right-hand side and Horton House was on the left. It was subjected to extensive additions and alterations, at one stage Sirsa House was a girls' school, and around 1946 it was extended to the right with an additional bay added before the whole building was converted into four flats.

The proposed residential conversion of the internal spaces of Sandford Park House, across four floors, entails the reinstatement of authentic historic interior detail throughout, in order to reflect that of the original c.1830 design.

This involves the reintroduction of appropriate cornicing, skirtings; doors and architraves to produce interior spaces which would be representative of this period. Some consideration is also being given to the restoration of glazing bars to the sash windows on the front elevation of the house, to further complement its original historic character.

The main entrance hallway features the narrow open-well staircase with stick balusters and panels of scroll and quatrefoil ornament, wreathed handrail and carved tread ends which are surviving aspects of grandeur of the Regency architecture of the period.



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## Cheltenham style

The history, character and style of Regency Cheltenham lives on through the timeless architectural features at Sandford Park House on London Road.

The above picture shows London Road, Cheltenham in 1906.



# Quality specification

All apartments at Sandford Park House will benefit from the highest modern specification. Contemporary interiors will be specified by our interior design team to meet purchaser expectations and will feature the following:

## Kitchens

Shaker style kitchen in a number of colour options.

Quartz countertops.

Chrome/brass taps and fittings.

Miele kitchen appliances.

## Bathrooms

Period styled vanity units.

Chrome basin, bath, and shower fixtures.

Tiled shower walls with white shower trays.

Free standing or wood panel-sided baths.

## Walls

Internal walls of apartments and communal areas/stairwells are generally in plaster and painted.

Main entrance lobby walls feature skirting, moulding, and wall panelling.

## Stairs

Main stairs railing restored and painted.

On stairs carpet runner, Sisal look flooring for hard wearing purposes with bronze stair rods.

## Floors

Lobby floor 'Smoked White Oak' brushed and oiled Versailles panel.

High quality engineered wood flooring throughout common areas.

Boucle type carpets in bedrooms.

## Ceilings

Plaster board and skim on timber battens, or framing.

## Lighting

Antique bronze or brass fittings.

## Exterior

Private gated entrance at front with allocated parking spaces.

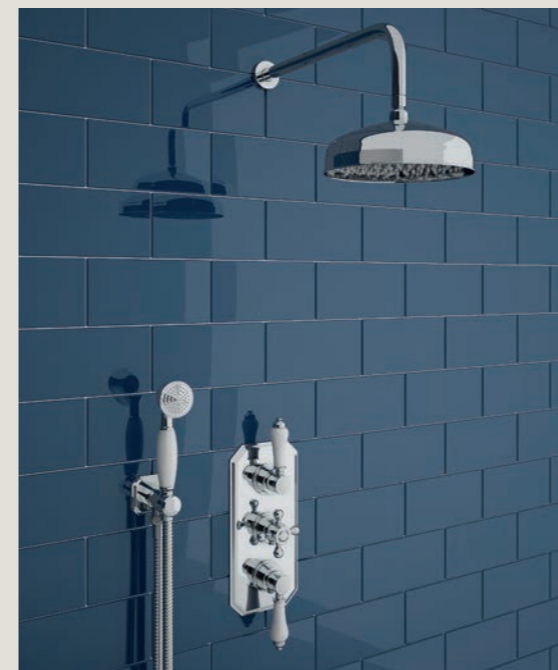
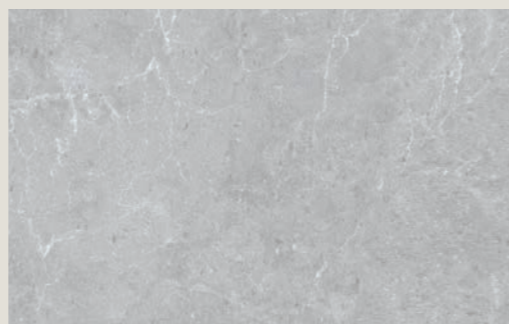
Electric car-charging points.

Fully landscaped gardens to front.

Communal patio area to rear.

Shared cycle storage.

Enclosed shared bin store to rear.



**Please Note:** Specification details listed are indicative only. We reserve the right to alter the specification at any time and some items may need to be substituted with a comparable quality replacement should availability be an issue at time of installation. Interior images shown are indicative only and actual product/colour may vary.

**Please Note:** All images shown here are indicative only of proposed style and customers should be aware that actual product detail, finish and colour may vary.

# Location and connections

**Sandford Park House is conveniently positioned in the centre of town and Cheltenham enjoys easy access to the Cotswolds, Birmingham and Bristol.**

Just a stone's throw away from the fashionable High Street and stylish Promenade, Sandford Park House is ideally situated for those wanting access to the many shops and restaurants that Regency Cheltenham has to offer.

It is also within easy reach of various amenities and parks, like its namesake Sandford Park (with famous Lido) plus Montpellier Gardens, Imperial Square and Pittville Park and Pump Rooms. On the big race day, the more adventurous walkers can take a 25-minute stroll to the famous Cheltenham Race Course.

Located alongside junction 11 of the M5, Cheltenham is well placed to access the national motorway network.

The A40 east out of town takes you to Oxford and then beyond to the M40 and on to London

although there are also good rail links from Cheltenham Spa station (1.9 miles).

The regular direct train service to London Paddington takes around 2 hours while both Birmingham and Bristol can be reached in approximately 40 minutes.

## Distances

from Sandford Park

**Gloucester** - 8.5 miles

**Oxford** - 40.4 miles

**M5 - J11** - 3.9 miles

**Bristol** - 42.5 miles

**Birmingham** - 52.4 miles



A development by:



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