

CR
COOK
Residential

01242 500 259
www.cookresidential.co.uk



- FOUR BEDROOM DETACHED
- SOUGHT AFTER VILLAGE OF SOUTHAM
- 100FT (APPROX) STUNNING LANDSCAPED GARDEN
- POTENTIAL FOR MODERNISATION
- DRIVEWAY AND DOUBLE GARAGE
- MAGNIFICENT VIEWS OVER OPEN COUNTRYSIDE

Guide Price £725,000

Southam Lane

Southam

Cheltenham

GL52 3NY

Southam Lane, Southam, Cheltenham, GL52 3NY

Cook Residential is delighted to offer this rarely available charming four-bedroom detached property, perfectly positioned in the idyllic village of Southam. Boasting stunning countryside views and convenient access to Cheltenham and the M5 motorway, this home offers an ideal blend of rural tranquillity and modern convenience. Featuring spacious living areas, a large west-facing garden, and ample parking for multiple vehicles, this property is a rare find in today's market.

Porch and Entrance Hall: Upon entering, you are welcomed by a light and airy porch that leads into a spacious entrance hallway. This central space provides access to two versatile reception rooms, the kitchen, the utility room, and the attached double garage with an electric door, offering practical and easy living.

Reception Room: Located at the front of the property, the first reception room offers a cozy atmosphere, currently used as a dining room. The room is ideally suited for entertaining or could easily be transformed into a snug or home office.

Main Reception Room: The expansive main reception room exudes comfort, featuring plush carpeted flooring and a striking gas fire with a Spanish marble surround as the focal point. French patio doors open onto the well-maintained garden, providing a seamless indoor-outdoor living experience. This room also grants access to a delightful conservatory/garden room.

Conservatory/Garden Room: Accessed from the main reception room bathed in natural light, the conservatory is the perfect spot to relax and enjoy the picturesque views of the west-facing garden. With direct access to the garden, this space is ideal for enjoying the outdoors year-round.

Kitchen: The kitchen is thoughtfully designed with white wood wall and base units, offering ample storage and workspace. Overlooking the rear garden, the kitchen is equipped with modern appliances and flows effortlessly into the utility room.

Utility Room: Conveniently located off the kitchen, the utility room provides space for both a washer and dryer and includes access to the garage, making it a highly functional addition to the home.

Cloakroom and Shower Room: Completing the ground floor is a practical and newly installed cloakroom with a shower, ensuring that guests and residents have all the amenities they need on this level.

First Floor

Bedroom One: The principal bedroom is a spacious double, featuring carpeted flooring, built-in wardrobes, and ample storage. A dormer window provides a charming aspect over the lush garden below.

Bedroom Two: This single room, also carpeted, enjoys views over the rear garden through a dormer window, making it a peaceful retreat.

Bedroom Three: Another double room; this bedroom is carpeted and offers beautiful rear garden views, perfect for a restful night's sleep.



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Bedroom Four: A double bedroom with built-in storage, carpeted flooring, and dormer windows that offer side views of the property, ensuring plenty of natural light.

Family Bathroom: The well-appointed family bathroom includes a luxurious jet bath, a separate shower, and a WC, providing a spa-like retreat within your home.

Landscaped Gardens: The expansive west-facing garden is a true highlight of this property, extending over 100 feet and featuring mature trees and shrubs. A patio area allows for outdoor dining and entertaining, with ample family activities and relaxation space.

Double Garage and Parking: The property benefits from a double garage with an electric door and a driveway that provides parking for up to four cars, ensuring ample space for vehicles and guests.

Tenure: Freehold

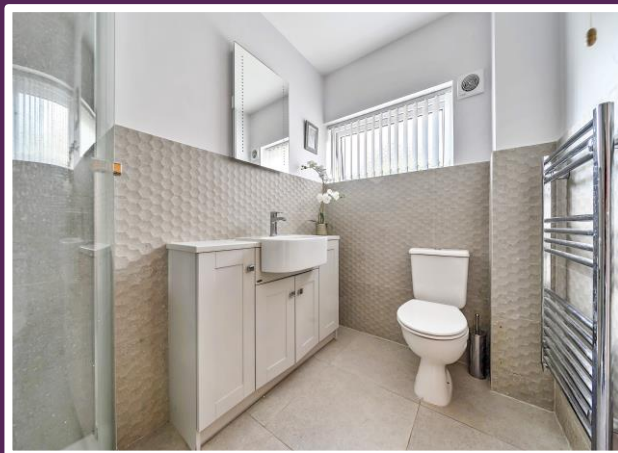
Council Tax Band: G

Southam is a highly desirable village combining rural charm and excellent transport links. The nearby town of Cheltenham offers a wide array of amenities, including shops, restaurants, and cultural attractions. The property's proximity to the M5 motorway provides easy access for commuters, making this an ideal location for those seeking a balance between work and leisure.

A viewing is highly recommended to fully appreciate the charm, space, and stunning views this property has to offer.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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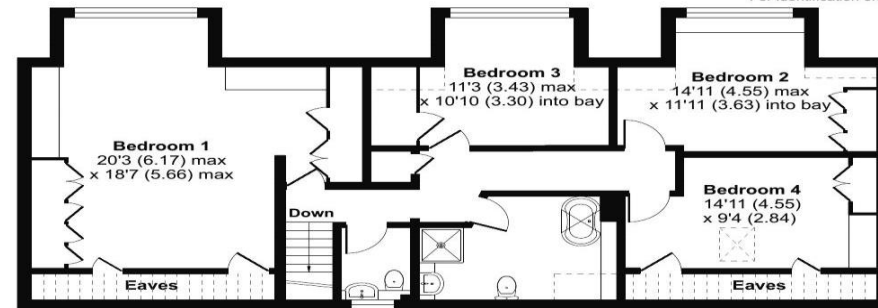


Southam Lane, Southam, Cheltenham, GL52

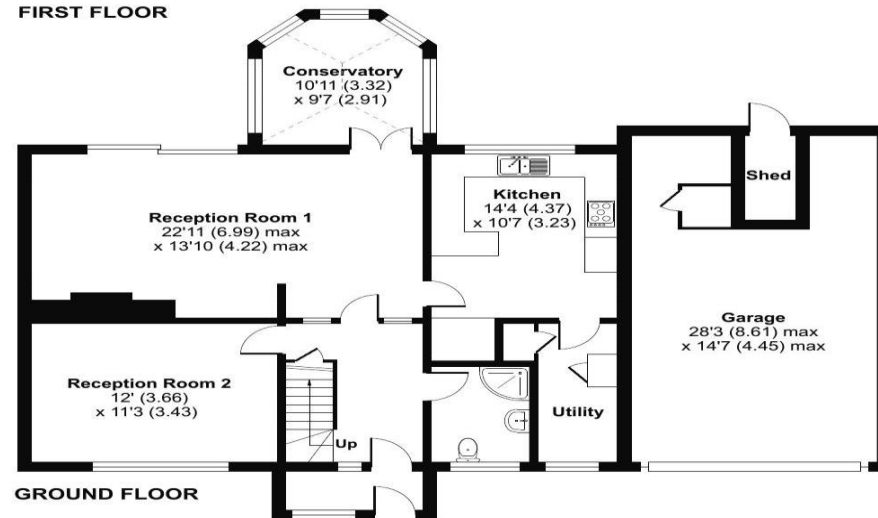
Approximate Area = 2062 sq ft / 191.5 sq m
 Limited Use Area(s) = 116 sq ft / 10.7 sq m
 Garage = 375 sq ft / 34.8 sq m
 Outbuilding = 22 sq ft / 2 sq m
 Total = 2575 sq ft / 239.2 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cook Residential. REF: 1179127