



24 SANDY LANE

Cheltenham GL53 9BZ



# A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME

Offering versatile accommodation, in a sought-after Charlton Kings location within the priority catchment for Balcarras School and High School Leckhampton.

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Local Authority: Cheltenham Borough Council  
Council Tax band: G  
Tenure: Freehold

Guide price: £1,595,000



## KITCHEN AND SNUG

Occupying a prominent position within one of Cheltenham's most sought-after areas, 24 Sandy Lane is an exceptionally attractive family home offering 2,824 sq. ft. of well-balanced living accommodation.

The property is entered via a generous reception hall, which leads through to the principal living spaces.

The spacious kitchen is well-appointed with a comprehensive range of units, integrated appliances, and a central island/breakfast bar providing additional dining space. A utility room, cloakroom, and study complete the ground floor accommodation.





## LIVING AND DINING

The sitting room features a striking fireplace and flows naturally into a dual-aspect dining room, creating a wonderful space for both everyday living and entertaining. In addition, there is a further reception room/snug, ideal for more informal use.



## BEDROOMS

To the first floor, there are five well-proportioned bedrooms and a family bathroom. Both the principal and second bedrooms benefit from their own en suite bathrooms, while the remaining bedrooms are served by a well-appointed family bathroom.

## OUTSIDE

The garden forms a delightful extension of the house, predominantly laid to lawn and complemented by deep-set borders, mature trees, shrubs, and planting. A particularly attractive sun terrace incorporates a hot tub area, while a charming pergola with an outdoor pizza oven provides an excellent space for al fresco dining and entertaining. To the front, the property offers ample off-road parking via a hard-landscaped driveway, with decorative steps leading to the main entrance.





SANDY LANE, GL53

Approx. gross internal area 2824 Sq Ft. / 262.4 Sq M.  
Approx. gross internal area 3016 Sq Ft. / 280.3 Sq M. Inc. Garage



GROUND FLOOR



FIRST FLOOR

We would be delighted  
to tell you more.

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