



19 SOUTHFIELD MANOR PARK, SANDY LANE, GLOUCESTERSHIRE, GL53 9DJ

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## THE PROPERTY

This impressive former barn conversion has been recently upgraded to an exceptional standard, perfectly blending rustic heritage with contemporary luxury while commanding glorious views toward Leckhampton Hill. The impeccably presented accommodation opens into a welcoming reception hall, leading to a spacious living room featuring a stylish wood burner and fully retractable bi-folding doors that seamlessly connect the space to the landscape. The dining room flows effortlessly into a sleek, modern kitchen fully equipped with premium integrated appliances. The home boasts three generous double bedrooms and two luxury shower rooms.

Externally, the property features a beautifully landscaped, south-facing garden that directly adjoins open fields. Residents of this exclusive development also enjoy shared ownership of 15 acres of pristine surrounding land, managed by the Southfield Manor Park Residents Association. Additional benefits include a single en-bloc garage, residents/visitor parking, gas central heating, and installed double-glazed windows and doors throughout.

## GARAGE & PARKING

Located in a block there is a single garage 16'7 x 7'11 which has power and light. The property has an allocated parking space and visitor spaces are available.

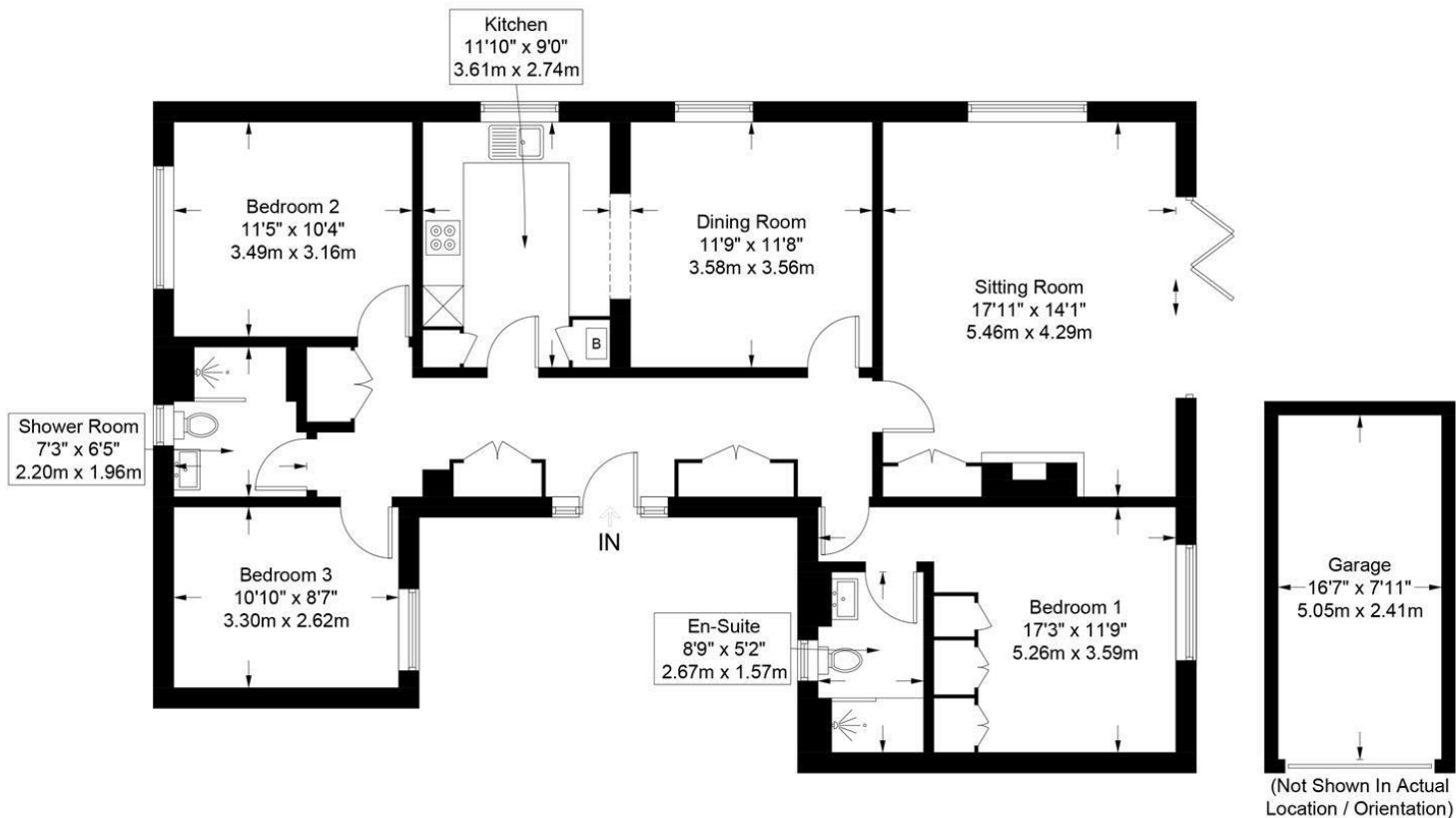
## AGENTS NOTE

There is an annual levy currently of £120.00 per property for the upkeep of the private road and communal areas with a sinking fund of approx. £30,000.00. The road is owned by the Southfield Manor Park Residents Association. The residents also own 15 acres of grazing land which is rented out to livestock with the proceeds being retained in the sinking fund.

**FORMING PART OF THIS SPECIAL ENCLAVE OF PROPERTIES THIS CONTEMPORARY BARN CONVERSION OFFERS PRACTICAL AND FLEXIBLE SINGLE STOREY LIVING AND A WONDERFUL RURAL OUTLOOK.**







Approximate Gross Internal Area = 1187 sq ft / 110.3 sq m

Garage = 130 sq ft / 12.1 sq m

Total = 1317 sq ft / 122.4 sq m

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

Please check all details before making any decisions reliant upon them.

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EPC: Band D

Rating: 67

Council Tax: E

Area: 1187.00 sq ft

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