



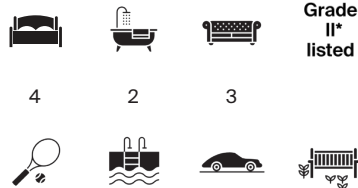
12 SANDYWELL PARK, CHELTENHAM

GL54 4HF



EXCEPTIONAL RESIDENCE WITHIN A GRADE II LISTED MANSION

A fabulous Penthouse Apartment set in delightful communal grounds
of approximately six acres with a tennis court and outdoor heated
swimming pool.



Local Authority: Cotswold District Council

Council Tax band: F

Tenure: Share of Freehold

Service charge: £11,290.20 per annum

Guide price: £495,000



12 SANDYWELL PARK

Occupying a substantial portion of the top floor of the prestigious Grade II* listed Sandywell Park, this exceptional penthouse apartment offers a rare opportunity to acquire a distinctive home within a beautiful parkland setting near the sought-after village of Whittington.

Set within approximately six acres of delightful communal grounds, the property enjoys spectacular far-reaching views across the surrounding countryside from every aspect. A staircase leads to an impressive roof terrace, providing additional outdoor entertaining space and offering exciting potential for sympathetic enhancement.







TIMELESS ELEGANCE IN A GRAND PARKLAND SETTING

Approached through an impressive communal entrance hall, the apartment retains an abundance of character and period charm. The elegant drawing room forms the centrepiece of the home, featuring an open fireplace and four sash windows overlooking the grounds. The kitchen provides space for informal dining and connects seamlessly to the dining room and study, creating an ideal arrangement for both everyday living and entertaining.

The eastern wing of the apartment comprises three generous double bedrooms and a spacious bathroom fitted with a roll-top bath, double basin and separate shower. On the ground floor, a separate guest suite benefits from access to a private courtyard, together with a cellar and useful external storage room.

Residents enjoy access to the beautifully maintained communal gardens, outdoor heated swimming pool and hard tennis court. The property also benefits from a single garage.



LOCATION

Sandywell Park is situated in the charming Cotswold village of Whittington, surrounded by rolling Gloucestershire countryside and an abundance of picturesque walking routes. Despite its peaceful setting, the property is exceptionally well placed for access to Cheltenham, which lies approximately four miles away.

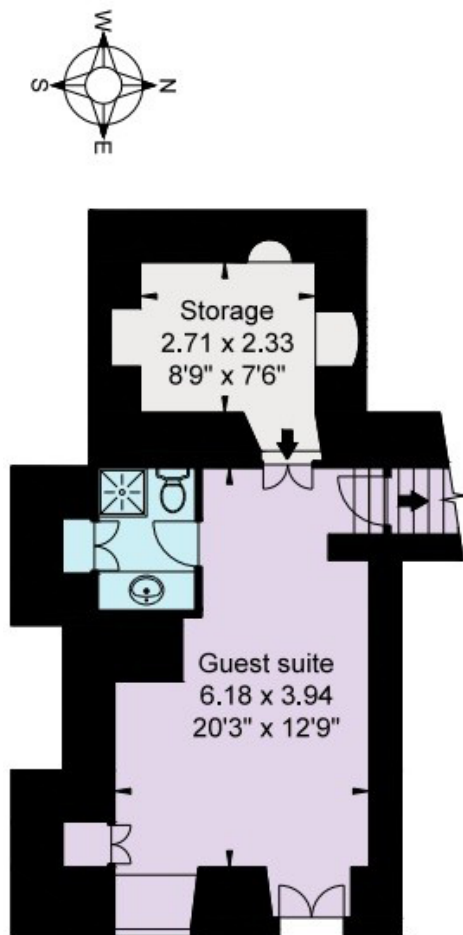
Nearby Dunkertons Park offers boutique shopping, an artisan bakery, coffee house and a year-round programme of events. Cheltenham provides an outstanding range of amenities, including highly regarded schools, extensive shopping facilities, acclaimed restaurants and cafés, together with its internationally renowned festivals and racecourse.

Pets are not permitted.

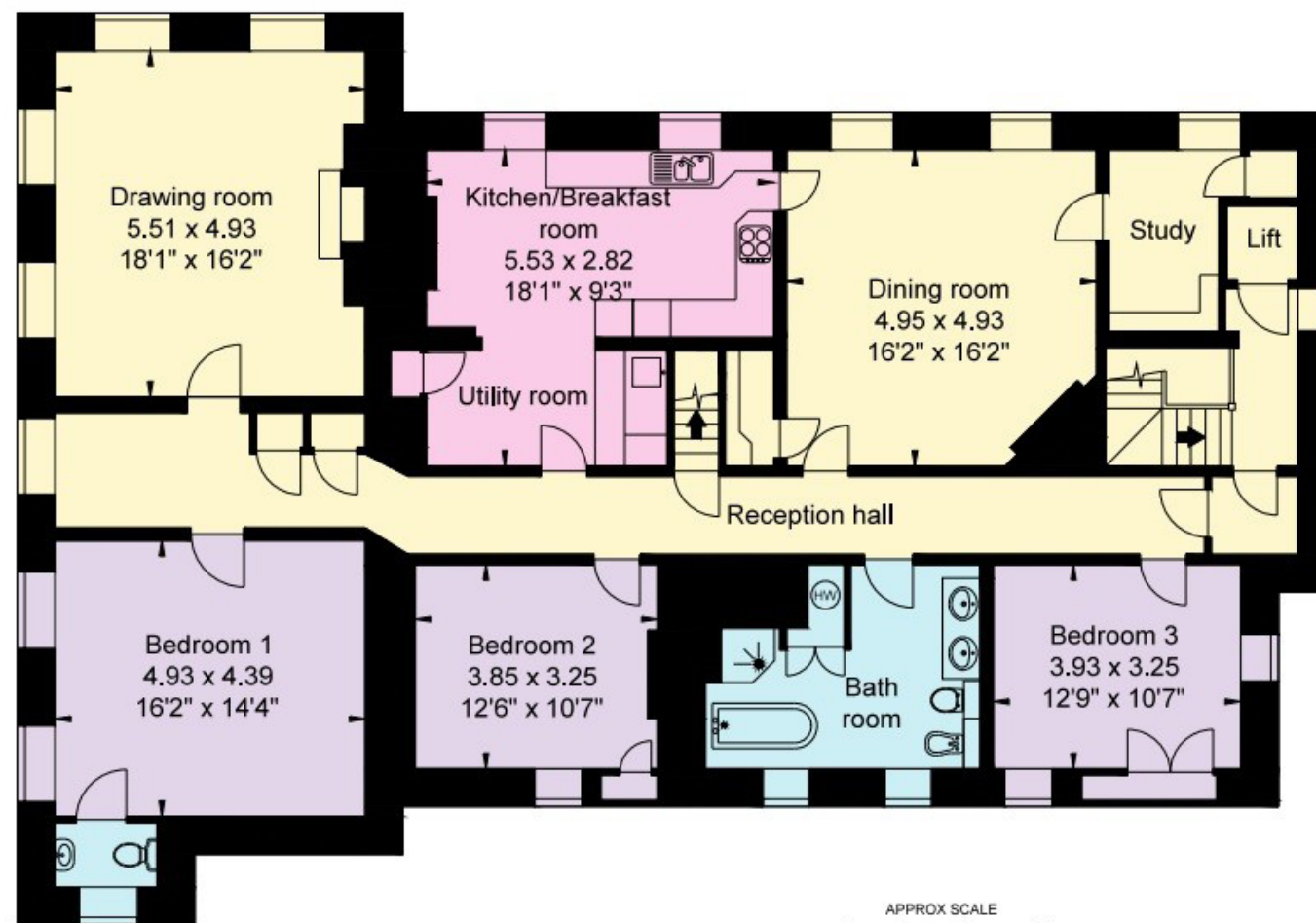




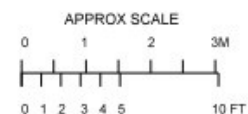




Lower Ground Floor



Second Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:
241 sq m (2,594 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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