



# 9 SANDYWELL PARK

CHELTENHAM | GL54 4HF



## A LOVELY APARTMENT OVERLOOKING STUNNING VIEWS

A fantastic opportunity to acquire a lovely first-floor apartment in the prestigious Sandywell Park. Enjoy panoramic views, elegant period features, and access to superb communal amenities in the heart of the Cotswolds.

			EPC
2	2	1	E

Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Leasehold

Guide Price: £425,000



## LIVING

The accommodation includes an entrance hall leading to the main living spaces. Centrally located is a generously sized kitchen/dining room, featuring fitted wall and base units along with built-in appliances. Large windows flood the space with natural light and frame spectacular views of the grounds. The highlight of the apartment is the elegant drawing room, which enjoys a desirable corner position with dual-aspect sash windows showcasing panoramic views. High ceilings, internal window shutters, intricate panelling and a period fireplace add to the room's timeless charm and serene atmosphere.



## BEDROOMS AND BATHROOMS

At one end of the apartment is a spacious principal bedroom complete with en suite shower room, while a second bedroom is located at the opposite end, adjacent to a family bathroom. While the interior would benefit from modernisation, it presents a rare opportunity for a discerning buyer to create a bespoke country retreat in an idyllic location.





## OUTSIDE

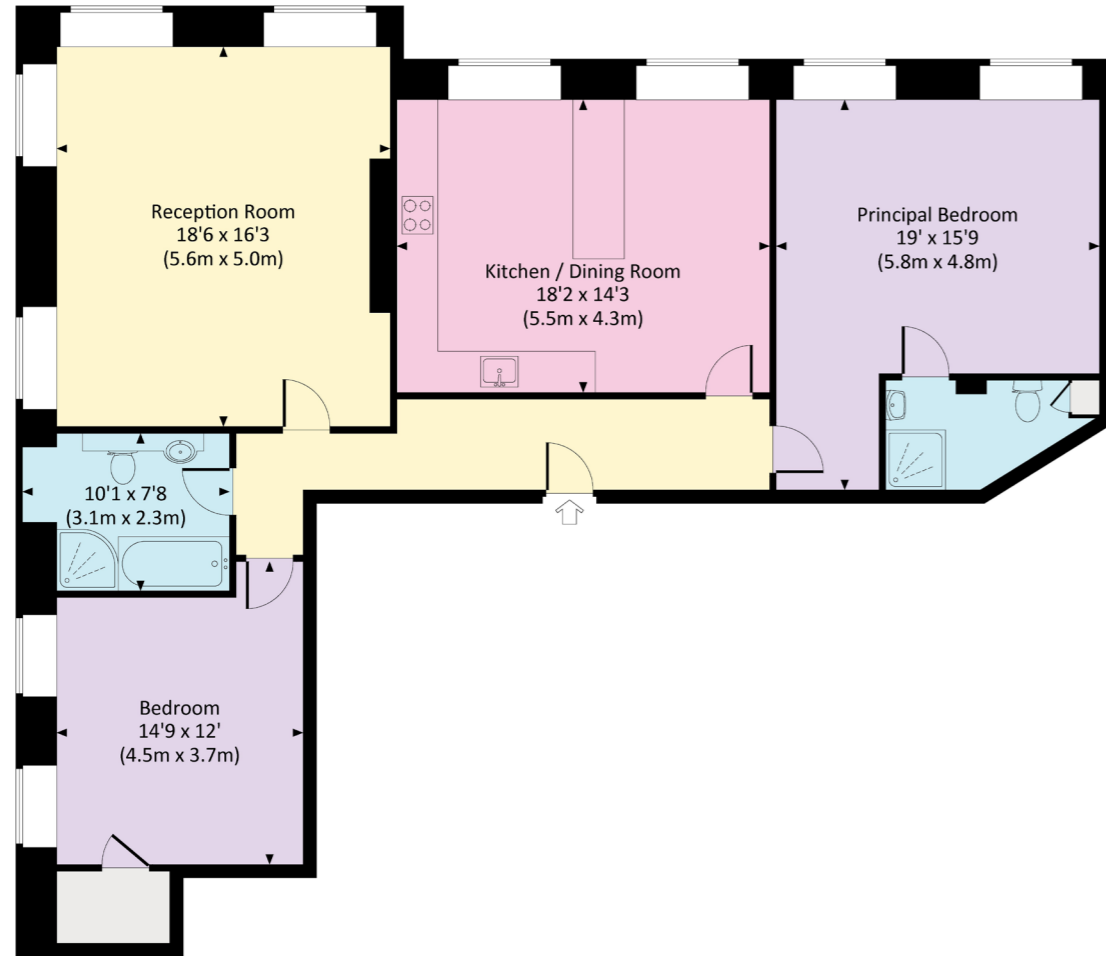
Sandywell Park is a magnificent Grade II\* Listed country mansion dating back to around 1704. Set within approximately 6 acres of beautifully landscaped gardens and grounds, the estate offers exclusive access to a range of exceptional amenities including a communal heated swimming pool, a charming clock tower garden, and a hard-surface tennis court.

Externally, the apartment benefits from a private single garage ideal for storage as well as ample resident and visitor parking. Nestled in the heart of the Cotswolds an Area of Outstanding Natural Beauty the property enjoys a tranquil and picturesque rural setting.



## SANDYWELL PARK, GL54

Approx. gross internal area  
1244 Sq Ft. / 115.6 Sq M.



FIRST FLOOR

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)



Harry Bethell

01242 246959

harry.bethell@knightfrank.com

**Knight Frank**

123 Promenade, Cheltenham

GL50 1NW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

