



39 RATCLIFF LAWNS, SOUTHAM

CHELtenham, GL52 3PA



IMMACULATE LIVING IN A PEACEFUL VILLAGE

A recently refurbished four bedroom home set in a peaceful village location with easy access to Cleeve Hill and Cheltenham.



Local Authority: Tewkesbury Borough Council

Council Tax band: F

Tenure: Freehold

Guide Price: £850,000



RATCLIFF LAWNS

Enjoying an elevated position within the village, located towards the end of a quiet cul-de-sac, this spacious detached family home has been comprehensively modernised and updated and now offers well-balanced accommodation extending to approximately 1,882 sq ft (2,080 sq ft including the garage).

Naturally light and airy, the ground floor is arranged around a generous reception and dining room extending to over 27 ft in length which creates a superb space for both everyday living and entertaining. This room flows naturally through to a conservatory to the rear, which provides an additional reception area overlooking the garden and allowing for an abundance of natural light.





A separate study is positioned to the front of the property, offering an ideal work-from-home space or additional reception room. A stylish and contemporary kitchen provides space for informal dining with a breakfast bar and room for a table. A separate utility room, boot room and cloakroom enhance what is already a practical layout.

To the first floor, there are four well-proportioned bedrooms, three of which sit towards the front of the house so enjoy distant views across the Severn Vale. The principal bedroom has a dressing room and an en suite shower room, while the remaining bedrooms are served by a large family bathroom. There are built in wardrobes in two of the bedrooms as well as airing cupboards. The arrangement offers flexibility for family occupation, guest accommodation or continued home working.





Externally, the rear garden provides a private and enclosed space, ideal for outdoor dining and family use. To the front, a driveway provides off-road parking and leads to an integral garage, offering further storage or potential for conversion, subject to the necessary consents.





LOCATION

Southam is a historic village on the lower slopes of Cleeve Hill, just north of Cheltenham, set between Cheltenham Racecourse and the Cotswold escarpment (AONB). It is home to Ellenborough Park Hotel & Spa, with dining and far-reaching views over the Severn Vale.

Nearby Prestbury offers shops, pubs, a butcher and a primary school, while Cheltenham provides wider amenities. The A40, M5 and Cheltenham Spa station offer excellent links to London, Birmingham and Bristol.





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Approx. gross internal area 1882 Sq Ft. / 174.8 Sq M.

Approx. gross internal area 2080 Sq Ft. / 193.2 Sq M. Inc. Garage



GROUND FLOOR

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)

We would be delighted
to tell you more.

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