



ST. EDMUNDS

Cheltenham | GL53 9DA



## A HIGHLY DESIRABLE DETACHED FAMILY HOME

Detached family home with self-contained coach house, on a private road in Charlton Kings, Cheltenham. Built in 1908, this landmark home sits in over 0.4 of an acre of grounds.



Local Authority: Cheltenham Borough Council

Council Tax band: H

Tenure: Freehold

Guide price: £2,150,000

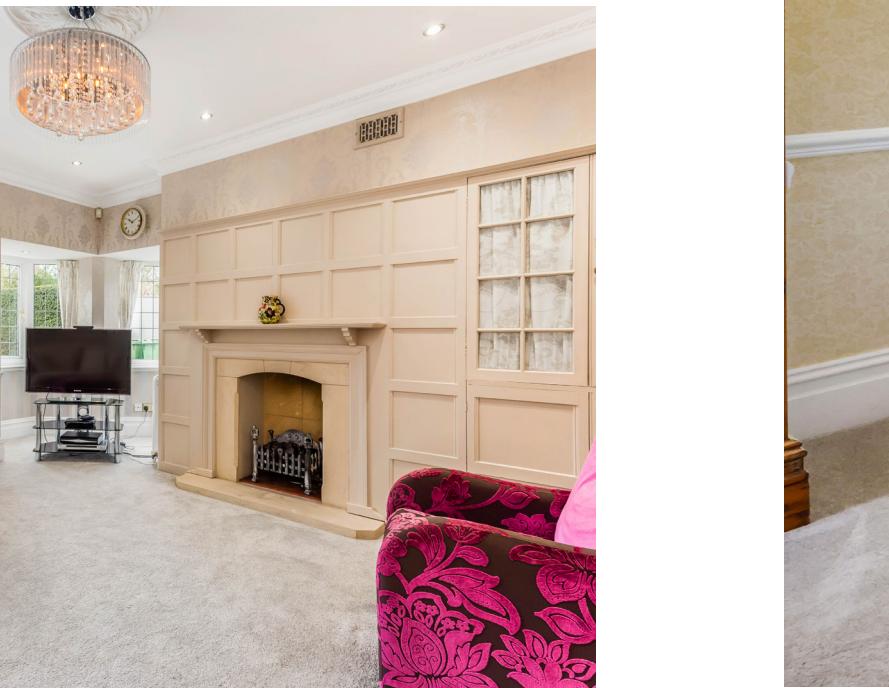


## LIVING

The property has been significantly improved by the current owners and is presented in immaculate order throughout, with beautifully proportioned accommodation and many character features, including leaded multi paned and circular windows, moulded coving, timber wall panelling, and fireplaces.

The impressive central reception hall leads to the principal reception rooms and a magnificent central staircase with a galleried landing. The drawing room enjoys dual aspects and double doors to the dining room, creating an ideal entertaining space, while the smaller sitting room features a fireplace and an attractive corner bay window. To the rear, the newly redesigned kitchen/family room has hand-painted shaker units, polished granite worktops, a large roof lantern, and bi-folding doors to the garden. A utility, cloakroom, and second WC complete the ground floor.

Upstairs, the first-floor landing leads to the principal bedroom suite, a guest suite, and three further double bedrooms with a family bathroom. The top floor offers two additional bedrooms and a bathroom.





## THE COACH HOUSE

A notable addition to the property is the self-contained one-bedroom apartment situated above the garage block, with planning permission now granted to convert the Coach House into a separate two-bedroom dwelling, including subdivision of the plot. Ideal for guests, extended family, or as an independent living space.





## OUTSIDE AND LOCATION

Set well back from the road behind electric gates, the property is approached via a sweeping driveway offering ample parking for multiple vehicles. To the rear, the beautifully private gardens are well-screened and feature mature planting, sweeping lawns, and terraced areas ideal for outdoor entertaining. The property also includes a single garage with a storage loft above.

Sandy Lane Road is regarded as one of Cheltenham's most exclusive residential addresses. This private road is located in the sought-after district of Charlton Kings, approximately 1 mile to the south-east of the town centre.





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)



**Nick Chivers**

01242 246958

[nick.chivers@knightfrank.com](mailto:nick.chivers@knightfrank.com)

**Knight Frank Cheltenham**

123 Promenade

GL50 1NW

[knightfrank.co.uk](http://knightfrank.co.uk)

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