



The Vineys Sandhurst Lane, Sandhurst GL2 9NX
£599,950



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• No onward chain • Four bedroom detached home in the rural village setting of Sandhurst • Generous & flexible living accommodation throughout • Positioned on a generous sized plot • Mature & private rear garden with additional plot & outbuildings • Large driveway & integral double garage • EPC rating F36 • Tewkesbury Borough Council - Tax Band E (£2,812.40 per annum) 2026/2027

£599,950



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Porch

Spacious porch provides access to the integral garage, a built-in storage cupboard, rear garden and into the house itself.

Hallway

Hallway provides access to the living room, dining room, kitchen, downstairs w.c and stairwell leading to the first floor of the property.

Living Room

Generous sized living room with two windows overlooking the front aspect.

Dining Room

Centrally positioned adjacent to the kitchen, the dining room leads through to the conservatory to the rear.

Conservatory

Light and airy conservatory allows an abundance of natural light in via the many

windows overlooking the beautifully landscaped rear garden. The conservatory creates ideal further living space with French doors providing access to the garden itself.

Downstairs W.C

Cloakroom comprises w.c, wash hand basin and window with frosted glass overlooking the side aspect.

Kitchen

The kitchen provides ample worktop and storage space with integrated hob and oven as well as plumbing for a dishwasher. Suitable space is also found for a breakfast table if required. Window overlooks the rear aspect whilst access is provided to the utility room.

Utility Room

Large utility room provides further worktop and storage space with windows overlooking the side and rear



aspects. Door provides further access to the rear garden.

Landing

Spacious landing provides access to all four bedrooms, family bathroom and to the loft above.

Bedroom One

Double bedroom with built-in wardrobes and window overlooking the rear aspect.

Bedroom Two

Double bedroom with built-in wardrobe above the stairwell and window overlooking the front aspect.

Bedroom Three

Bedroom currently utilised as a home office with window overlooking the rear aspect.

Bedroom Four

Bedroom with window overlooking the front aspect.

Bathroom

White suite bathroom comprises w.c, wash hand basin with storage below, bath, shower cubicle and window with frosted glass overlooking the side aspect.

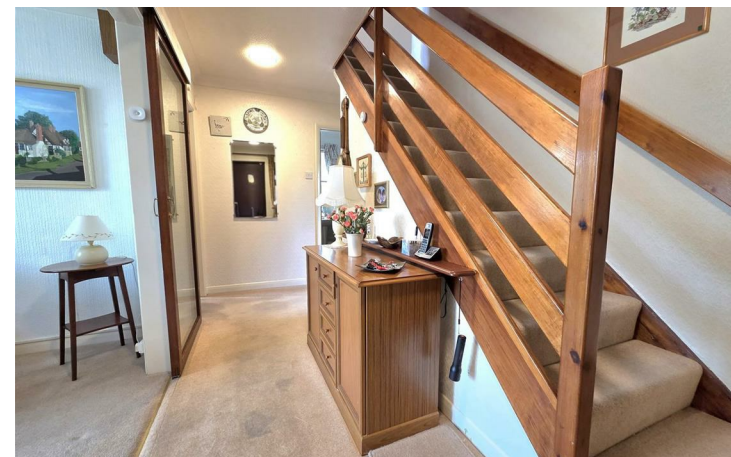
Outside

To the rear, the property boasts a beautifully landscaped garden with mature hedgerows and planting helping

to create a private setting and welcoming space for much wildlife with pond in the centre. Patio areas provides suitable seating areas to benefit from the summer sun throughout the day whilst numerous outbuilding allows for ideal storage space. Gate to the rear of the garden opens to an additional garden area ideal for vegetable plots or such like. The front of the property benefits from a large driveway, accessed by a double set of wooden gates, providing parking for multiple vehicles whilst leading to the garage accessed via up and over door. further planting and hedgerows help to create a private outlook from the road.

Location

Located approximately two miles from the historic Gloucester City Centre, the village of Sandhurst offers an ideal rural setting while remaining conveniently close to a wide range of city amenities. The village benefits from excellent commuter links to both Tewkesbury and Cheltenham. Sandhurst boasts a strong sense of community, with picturesque countryside walks, an active cricket ground, and a village hall featuring a popular weekend bar. A regular bus service further enhances accessibility, making Sandhurst an attractive location for families, working professionals, and those seeking a



peaceful rural lifestyle without sacrificing convenience.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band E (£2,812.40 per annum) 2026/2027.

Electricity supply: Mains.

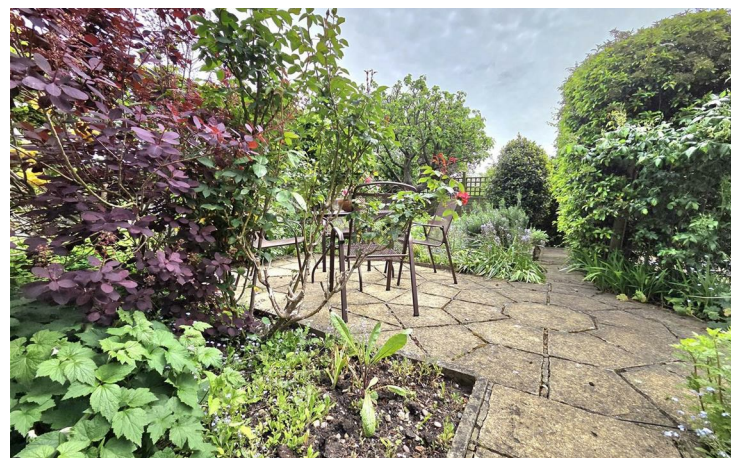
Water supply: Mains.

Sewerage: Mains.

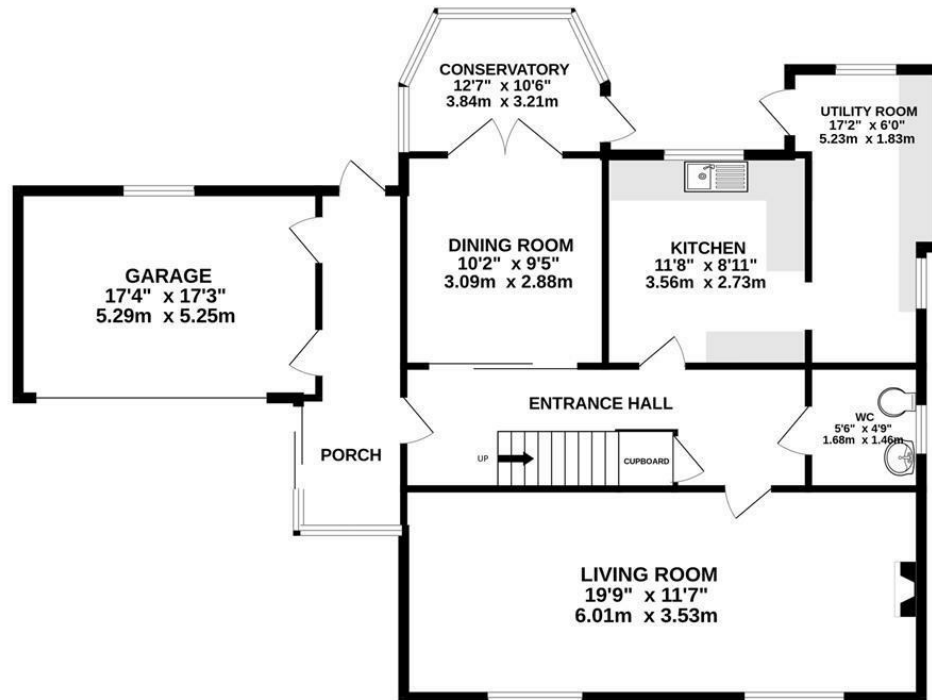
Heating: Calor gas central heating.

Broadband speed: Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

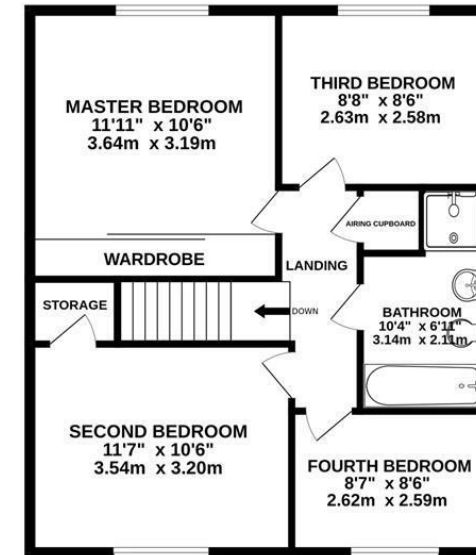
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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