



Sandford Mill Close, Cheltenham, GL53 7QZ

Guide Price £850,000

GR



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Distinctive riverside family home with flexible living, four bedrooms, study, workshop, solar panels, landscaped garden, driveway parking and tranquil views. Non-standard construction. Freehold.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four Bedroom Detached Home
- Situated In The Balcarras Academy Catchment Area
- Flexible Living Accommodation
- Fantastic Tranquil Location With Easy Access To The Town Centre
- Beautiful Wrap Around Garden
- Parking For Multiple Vehicles Including EV Charging





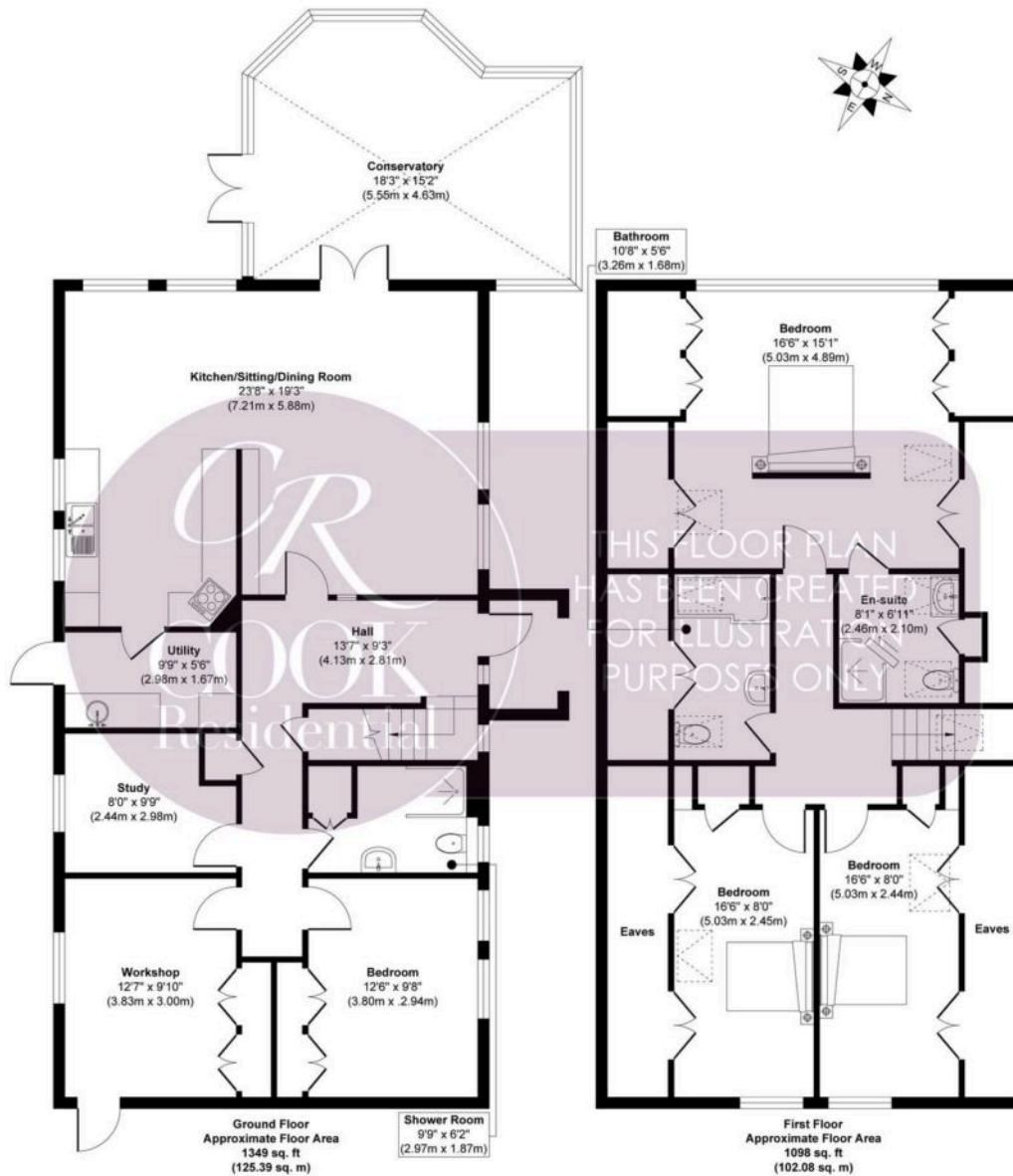
This distinctive and beautifully arranged family home offers generous and flexible accommodation set within a tranquil setting, and enjoying a strong connection between indoor living and the surrounding natural environment. The property combines character features with practical modern living, creating a unique home ideally suited to families, home workers and those seeking space and privacy.

Hallway: A welcoming entrance hall providing access to the principal ground floor rooms, with space for coats and footwear and stairs rising to the first floor. Natural light from side windows enhances the sense of space, creating a bright and practical arrival into the home. **Kitchen / Sitting / Dining Room:** A superb open-plan living space forming the heart of the home, thoughtfully arranged to accommodate everyday family life and entertaining. The kitchen is fitted with a range of solid wood units with generous worktop space and integrated oven, gas hob and cooker hood, flowing seamlessly into a defined dining area positioned by large windows overlooking the garden. The sitting area is warm and inviting, centred around a contemporary freestanding gas fire which models an open wood fire. The sitting area also enjoys views over the rear garden through glazed doors, creating a sociable and versatile living environment. **Conservatory:** A generous conservatory positioned to the rear of the property, offering views across the garden and beyond. **Utility Room:** A practical and well-arranged utility room providing additional worktop space, a sink, storage and appliance housing, helping to keep the main living areas quiet and clutter-free. This useful space supports everyday family life and offers convenient access to the outside. **Study:** A well-proportioned and practical home office, ideal for remote working or study, with natural light and sufficient space for multiple workstations. **Workshop / Reception Room:** A useful and adaptable room currently arranged as a workshop, offering excellent storage and work space. With natural light, heating and its own access, this versatile area could easily be repurposed to suit a range of needs, including hobby room, a further reception room or bedroom, subject to requirements. **Shower Room (Ground Floor):** A contemporary and well-appointed shower room fitted with a walk-in shower enclosure, WC and vanity unit with integrated basin. Finished with modern tiling, sleek fittings and a frosted window providing natural light and ventilation, this stylish room serves the ground floor accommodation with ease. It also includes a large cupboard with drainage and power, configured to allow low energy indoor drying with a dehumidifier. **Bedroom Four / Snug:** A comfortable and well-proportioned ground floor bedroom enjoying natural light from a front-facing window. This versatile room would suit use as a guest bedroom, additional reception space or further home office, depending on requirements. **First Floor Landing:** Providing access to the first floor bedrooms and bathroom, with built-in storage and a bright, open feel and providing access to the large boarded loft space. **Bedroom One:** A superb and generously proportioned principal bedroom featuring vaulted ceilings with exposed timber beams that create a striking sense of space and character. A large picture window enjoys attractive outlooks over the garden and other green space out to Leckhampton Hill. Fitted wardrobes and cupboards in the eaves provide excellent storage. This beautifully presented room offers a calm and spacious retreat, further enhanced by additional roof glazing. **En-Suite:** A beautifully finished en-suite shower room serving the principal bedroom, fitted with a walk-in shower enclosure, WC and contemporary countertop basin. Stylishly tiled and enhanced by roof windows that flood the space with natural light, this elegant en suite offers a sleek and modern finish. **Bedroom Two:** A bright and well-proportioned double bedroom enjoying natural light from both a roof window and a rear-facing window. This charming room offers good floor space along with useful built-in storage, making it ideal as a child's bedroom, guest room or flexible family space. **Bedroom Three:** A light and well-presented further double bedroom enjoys natural light from both a roof window and a rear-facing window. Offering good proportions along with useful built-in storage, this flexible room is ideal as a child's bedroom, guest room or additional home office. **Bathroom:** A stylish and well-appointed family bathroom fitted with a contemporary suite comprising a panelled bath with shower over, WC and wash basin. Finished with clean-lined tiling, chrome fittings and enhanced by roof glazing for natural light, this attractive bathroom also benefits from useful built-in storage within the eaves. **Outside:** The property is set within a mature and private garden, thoughtfully landscaped with areas of lawn, established planting and seating spaces. To the rear, the garden borders the River Chelt, providing a peaceful natural backdrop and enhancing the sense of privacy and connection to nature. The current residents have enjoyed visits from kingfishers, egrets and herons alongside more common garden wildlife. **Parking:** The property benefits from a driveway with room to park multiple vehicles. There is also an EV charging point at the front of the property. **Additional Information:** The property benefits from the installation of solar panels, contributing towards improved energy efficiency and reduced running costs. **Please Note:** The property is a Scandia Hus, which uses Scandinavian building methods rather than traditional UK construction. Prospective purchasers are advised to consult with a mortgage broker prior to making an offer.

Tenure: Freehold **Council Tax Band:** G

Location: The property is well positioned to enjoy a balance of privacy and convenience, with local amenities, schooling and transport links accessible nearby, while the river setting and mature surroundings create a distinctly calm and semi-rural feel.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently.



Approx. Gross Internal Floor Area 2447 sq. ft / 227.47 sq. m

Produced by Elements Property





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Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.