



Swindon Lane, Cheltenham, GL50 4PD

In Excess of £425,000





## Swindon Lane

Cheltenham, GL50 4PD

This charming and well-positioned three-bedroom home offers beautifully balanced accommodation, complemented by a generous 500ft plus garden, garage, and far-reaching countryside views. The property enjoys a peaceful setting with an attractive outlook, while internally providing a versatile layout ideally suited to both modern family living and more traditional use.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Far-Reaching Countryside Views
- Open Plan Split-Level Sitting Rooms
- Spacious Kitchen/Dining Room Ideal For Family Living
- Feature Fireplace With Wood-Burning Stove
- Incredible 500ft Plus Garden
- Driveway Parking And Garage





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**Entrance Hallway:** A welcoming entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor and useful storage beneath.

**Sitting Room One:** Positioned to the front of the property, this inviting reception room enjoys a pleasant outlook and offers a comfortable space for relaxation. The room flows seamlessly through to the second sitting room, creating a wonderful sense of openness.

**Sitting Room Two:** Positioned to the rear and accessed via a subtle step down from the front sitting room, this inviting second reception space offers a lovely sense of separation while maintaining an open-plan flow. A feature fireplace with a wood-burning stove creates a charming focal point, adding warmth and character. The room is filled with natural light and provides a versatile area, ideal as a cosy snug or additional living space.

**Kitchen/Dining Room:** A spacious and practical kitchen/dining room located to the rear of the property, offering ample space for both cooking and dining. The layout is well-suited to everyday family life, with direct access from the porch and a pleasant outlook over the garden.

**First Floor Landing:** Providing access to all first-floor rooms, with additional built in storage.

**Bedroom One:** A well-proportioned double bedroom positioned to the front of the property, enhanced by two windows which allow for an abundance of natural light, creating a bright and airy feel. The dual aspect adds to the sense of space, while built-in wardrobe storage provides practicality.

**Bedroom Two:** A particularly generous double bedroom positioned to the rear, enjoying an attractive open outlook across neighbouring green space and towards the surrounding countryside.

**Bedroom Three:** A comfortable third bedroom, ideal as a single room, nursery, or home office.

**Bathroom:** A well-sized family bathroom fitted with a bath, wash hand basin, and WC, complemented by useful built-in storage.

**Garden:** A true highlight of the property is the exceptional rear garden, which extends to an impressive length (over 500ft) and has been thoughtfully arranged into a variety of distinct areas, creating both visual interest and practical versatility. Immediately adjacent to the property is a gravelled seating area, ideal for outdoor dining and entertaining, while beyond this the garden unfolds into sections including a productive gardening space and a more natural, woodland-style area, offering a wonderful sense of seclusion and escape. The combination of these differing zones provides something for everyone, whether enjoying time outdoors, cultivating plants, or simply relaxing in a peaceful setting. Throughout, the garden enjoys far-reaching countryside views, forming a stunning backdrop and enhancing the overall sense of tranquillity this unique outdoor space provides.

**Parking & Garage:** The property offers a driveway providing off-road parking, along with a detached garage for additional storage or vehicle use.

Additional Details:

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

**Location:** The property enjoys a truly special setting, combining a peaceful, semi-rural atmosphere with the convenience of nearby amenities. Positioned on the edge of open countryside, the home benefits from immediate access to scenic walking routes and green open spaces, making it ideal for those who enjoy an outdoor lifestyle. The surrounding landscape provides a constantly changing backdrop, with far-reaching views that can be appreciated both from within the home and throughout the garden. Despite its tranquil feel, the property remains well connected, with local shops, schools, and everyday amenities within easy reach, as well as convenient transport links to surrounding towns and villages. This balance of countryside living and accessibility makes the location particularly appealing, offering a lifestyle that is both relaxed and practical.

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GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 sq.m.) approx.

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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