Knight Frank



57 SANDY LANE, CHARLTON KINGS

GL53 9DG



A PRIVATE SETTING

A well-proportioned detached home in the sought-after Sandy Lane, enjoying a private setting and views of Lilleybrook Golf Course.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,800,000



A PRIME POSITION

Number 57 occupies a prime position on this sought-after stretch of Sandy Lane. This impressive modern home offers generous proportions, contemporary design and a wonderfully private setting, set in around a third of an acre, creating a space that feels both refined and effortlessly liveable from the moment you arrive.

Approached via a gated gravel driveway with ample private parking, the house is well positioned within its plot, framed by mature planting and established greenery that provides privacy and a calm, secluded feel.





LIGHT FILLED LIVING SPACES

The entrance opens into a welcoming reception hall, immediately setting the tone for the light-filled and well-considered interiors beyond. The layout has been thoughtfully arranged to combine open, sociable living with more defined and versatile spaces, perfectly suited to both everyday life and entertaining.

At the heart of the home is a striking kitchen and dining area, beautifully appointed with warm timber cabinetry, sleek work surfaces and a substantial central island that naturally becomes a focal point for gathering. Generous in scale, this space flows effortlessly into the dining area, where large windows frame the outlook and draw in natural light, creating an easy connection between inside and out. The principal sitting room is equally impressive in both scale and comfort, offering a calm and inviting retreat.

Occupying the ground floor is a highly versatile arrangement of accommodation designed to complement modern family living. A generous utility room offers practical day-to-day functionality. An additional reception room, currently arranged as a TV room, presents a wealth of possibilities, whether as a guest suite, home office, playroom or media room.







BEDROOMS AND BATHROOMS

The bedroom accommodation is arranged across the first floor, with four well-proportioned bedrooms. The principal bedroom enjoys a particularly peaceful setting with ensuite shower room, while the additional bedrooms are ideal for family living and guests and are served by a well appointed family bathroom.





VERSATILE ACCOMMODATION

The substantial double garage is fully sealed and heated, complete with a Belfast sink, hot and cold water supply, and plumbing for utility appliances, creating a flexible space with excellent storage that could readily serve as a gym, studio, laundry room or workspace. Together, these areas provide exceptional ancillary accommodation, further enhanced by a detached garden office, ideal for remote working or creative pursuits.

To the rear, the property enjoys a particularly special position, backing directly onto the golf course. This provides a lovely backdrop and a wonderful sense of openness, while mature boundaries maintain privacy. The garden itself is well established and thoughtfully arranged, with a mix of lawn and seating areas designed for both relaxation and entertaining.









SANDY LANE

57 Sandy Lane is situated in the popular district of Charlton Kings and is just a short distance from Sixways, with its independent shops, cafés and eateries. Cheltenham town centre, approximately 2 miles away, provides a wide range of High Street and boutique shopping, along with an excellent choice of restaurants, bars and leisure facilities.

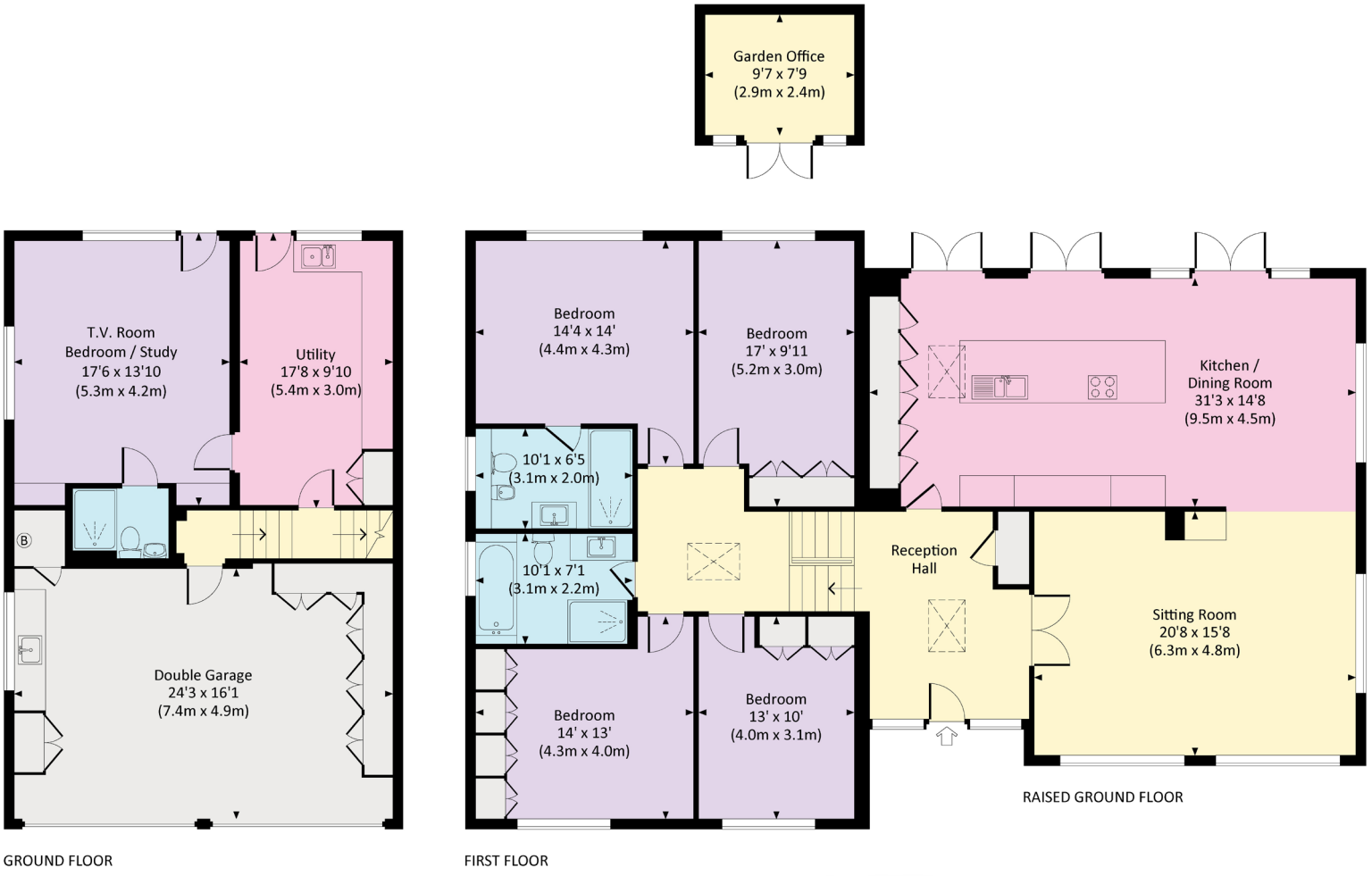
Cultural amenities include the Everyman and Playhouse theatres, while sporting interests are well catered for with several nearby golf courses and world class racing at Prestbury Park.





SANDY LANE, GL53

Approx. gross internal area 2845 Sq Ft./ 264.3 Sq M. Inc Garden Office and Double Garage



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.

Nick Chivers
01242 246 959
nick.chivers@knightframk.com

Knight Frank Cheltenham
123 Promenade
GL50 1NW

knightframk.co.uk

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