

NEW PLACE, 21 SANDY LANE,
CHARLTON KINGS, CHELTENHAM, GL53 9DF



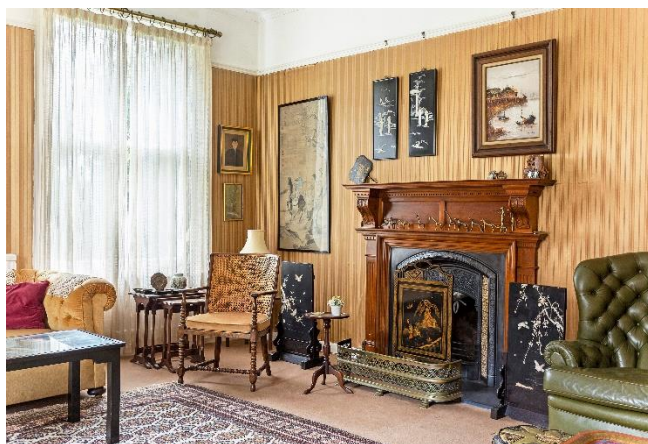
NEW PLACE, 21 SANDY LANE

Standing in a prominent position on the junction of Sandy Lane Road and Sandy Lane is this impressive & beautifully proportioned detached Edwardian residence occupying mature private grounds of 0.41 of an acre. Internally the property benefits from four versatile reception rooms, five bedrooms, one with a sun balcony, and externally there is plentiful parking & garaging.

- Superb reception hall with double doors to the garden and stairs to an outstanding galleried landing
- Rear hall, dual aspect kitchen with an adjoining breakfast room, cloakroom, separate laundry room and a useful home office
- 22' dual aspect drawing room with a handsome open fireplace and a carved wood surround, wide box bay window flooding the room with light
- 19' dining room, also with an open fireplace and a wide box bay window to take in the garden view
- Five outstanding bedrooms, one with access to a sun balcony and three bath/shower rooms including the principal bedroom suite
- Established private grounds, detached double garage and a gated carriage drive with plentiful parking

DESCRIPTION

A rare opportunity to acquire a beautiful home of vast and versatile proportions located in one of the town's most sought-after residential districts. The property has been a much loved home for the last fifty or so years and comes to the market with no onward chain. Whilst retaining a wealth of character features such as picture rails, deep sash windows and open fireplaces the property would now benefit from a sympathetic program of updating such as the replacement of the kitchen and bathrooms.





SITUATION

Sandy Lane is a highly sought after residential road deemed as being one of the finest in Charlton Kings, a popular district located to the south side of the town. The property stands in a level and generous plot with the benefit of a carriage drive providing access to the property off Sandy Lane Road and is within walking distance of beautiful open countryside, local amenities in the 'Old Village' and excellent schools such as Balcarras Academy, St Edward's Secondary School and The Richard Pate School. The property is also well placed for access to Cheltenham town centre which is 1.5 miles away, the A40 to the Cotswolds, Oxford & London and the M5 motorway at Junction 11a.

GENERAL INFORMATION

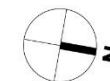
Services:
Mains water, electricity, oil and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (G) - £3,318.20 pa. 2023/2024.
EPC Rating: G.

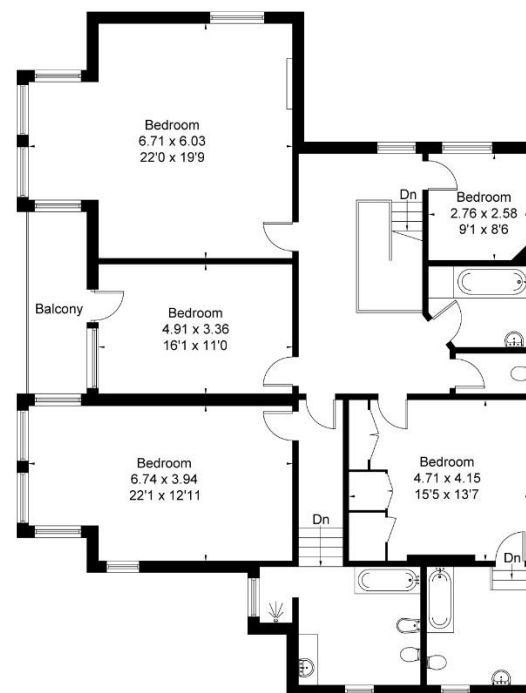
Viewing Information:
Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 382.7 sq m / 4119 sq ft (Including Garage)
Including Limited Use Area (3.8 sq m / 41 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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