



LANGDALE

Southam Lane, Southam, Cheltenham, Gloucestershire, GL52 3NY



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SOUTHAM LANE, SOUTHAM, CHELTENHAM,
GLOUCESTERSHIRE, GL52 3NY

A home designed entirely for its beautiful views with exceptional family accommodation, parking and a garage all nestled within glorious and private grounds in this charming village, a short drive of Cheltenham.

- Kitchen/Breakfast/Sitting Room
- Study/Snug
- Utility
- Boot Room
- Dining Room
- Principal Suite with En Suite and Dressing Room
- Three further Double Bedrooms
- Bathroom
- Garden
- Parking
- A Double Garage
- Lovely Views

LANGDALE

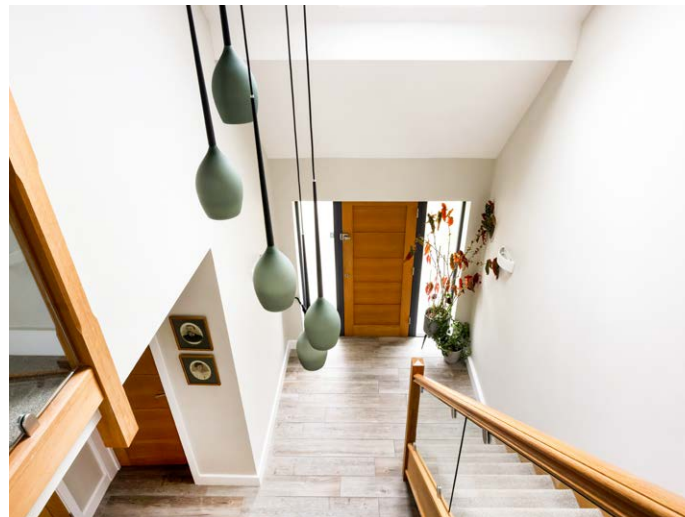
Langdale nestles in a charming plot with a pretty garden and views of open countryside. Impressive accommodation combines with large rooms within a floorplan that spans 3500 Sq Ft of lateral space. Each room has been carefully curated to enjoy an attractive vista either of Cleeve Hill to the front or the Racecourse at the rear. With a modern and stylish aesthetic and a clever use of glass, this is the most beautiful, light filled home with a quality finish.

The ground floor contains the living rooms, with a home office to the front aspect and a spacious sitting room which opens to the magnificent kitchen/family and dining area. This expansive space has fully glazed bi fold doors that open out to the terrace and garden, ideal for entertaining and family life alike. The kitchen offers a large central island overlooking the dining area and a range of modern bespoke units giving ample storage with integrated appliances. The open plan design of the sitting area is centred around a wall mounted fire and media wall which creates a stunning focal point to the room.

From the kitchen is access to a utility room, with a door directly into the garage, and a very useful separate boot room with fitted cabinetry and direct access to outside, making it ideal for pets and as a secondary entrance point.

From the first floor the views are immediately evident, panoramic a every angle and with a real sense of space. The principal suite is a beautiful room with bi fold doors that open to take in the views of the garden and the broader, open countryside vista. There is an excellent walk in wardrobe and an en suite shower room. In symmetry, a guest bedroom also enjoys the same outlook also with a fitted wardrobe.

The front of the house, with views to Cleeve Hill, are two double bedrooms, both of which offer storage and are served by a luxury family bathroom with a free-standing bath.





THE SETTING & VIEWS

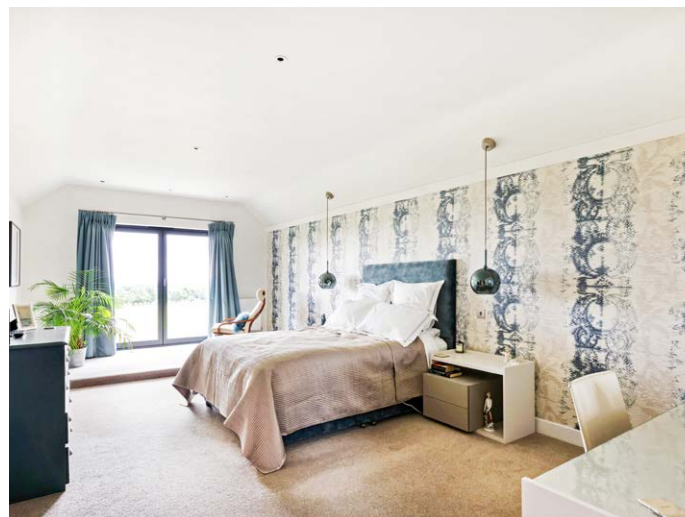
The grounds of Langdale are simply lovely, providing a private and relaxed setting for this modern home. Set over two tiers, the gardens are well planted and planned with mature trees, flower beds and curated hedgerows. The orientation of the gardens and the height at which the boundaries are kept allow for an open aspect to be a sweeping vista for miles. The sun terrace is ideal for dining al fresco and a perfect spot to take in the vista along with a pergola nestled into the main gardens. In addition to off road parking at the front there is a double garage.

SITUATION

Nestled at the foot of Cleeve Hill is the charming parish of Southam and Langdale occupies what is undeniably one of the best positions within the village. Southam acts as a centrepiece to many villages, close to Prestbury and a short drive from Woodmancote and Bishops Cleeve, all of which offer excellent day to day amenities and schooling. It is well regarded for its proximity to Cleeve Hill which offers some of the best walking and riding countryside in The Cotswolds, some of the footpaths to access the hill are within a five-minute walk from the house. Within a stroll of the property is the beautiful Ellenborough Park with its glorious grounds, restaurants and Spa which is positioned at the entrance to the village and makes a wonderful local place to eat. Cheltenham is a little under 4 miles away from the village, a centre for education it offers a wide range of schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. There is easy access to the M5 and the M4 via the A417/419, with a train service to London Paddington from Cheltenham Spa station.

SERVICES

All mains services are connected.







LANGDALE, SOUTHAM LANE, GL52

Approx. gross internal area 3541 Sq Ft. / 329.0 Sq M.

Approx. gross internal area 3661 Sq Ft. / 340.1 Sq M. Inc. Restricted Height



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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