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LANGDALE

Southam Lane, Southam, CHELTENHAM, Gloucestershire, GL52 3NY

LANGDALE

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

*A very special, detached family home
which has been designed entirely for its
plot and far-reaching views.*

- Kitchen/Breakfast/
Sitting Room
- Study
- 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

DESCRIPTION

Langdale is a contemporary home designed entirely for its plot and views which extend over open countryside and further to the famed, Cheltenham Racecourse. Designed to take in a picture perfect vista from every living space, the setting is idyllic and inside the interiors are a calming and modern aesthetic. The standard of finish is of the highest quality, yet the current owner has significantly upgraded the house to create a luxurious feel with all modern commodities added for extra comfort. The result of which is the most beautiful, light filled home that would suit all genres and tastes.

Extending to over 3300 Sq ft, the accommodation is beautifully planned and styled, cleverly conceived to use every inch of its space in the most practical way. The ground floor contains a sitting room to the front of the house which is currently arranged as a study to the front and across the rear and side, is the most impressive part of the house, the open plan kitchen, dining and family room with fully glazed bi fold doors out to the terrace and garden. This wonderfully bright and contemporary room is functional yet sociable and has a range of modern fitted units and integrated appliances to one side, with a large central island unit overlooking the spacious dining area making it ideal for entertaining and family life alike. Whilst open plan, the sitting room forms an area in itself within the room, in front of the wall fire. 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.

The bedroom space on the first floor is excellent. 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 and size with a fitted wardrobe.

Across the front of the house, arranged around a wide landing, are two double bedrooms, both of which offer storage and a luxury family bathroom with a free standing bath.

OUTSIDE

Overlooking what is undeniably some of the best views that any property within this area the village has to offer, Langdale is encircled by a well-established garden, with open countryside as the backdrop, offering a peaceful retreat to this wonderful home. The grounds are lovely and set out on two tiers with the house slightly elevated over the level lawn. Well stocked, with perennials, bushes, hedges and flower beds that provide ever-changing hues that line the areas of lawn. An extensive terrace from the principal reception space provides an ideal seating area as well as a further patio with a pergola in a corner of the garden that captures the beautiful vista. To the front of the house is a large driveway which is accessed from the pretty lane leading to off road parking and the garage.

SITUATION

Nestled at the bottom of Cleeve Hill is the charming hamlet of Southam and Langdale occupies what is undeniably one of the best positions within the area. 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. Its most 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. The Regency spa town of Cheltenham is within five miles, 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.



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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