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SANDFORD HOUSE

44 Sandford Mill Road, Cheltenham, GL53 7OS

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44 SANDFORD MILL ROAD, CHELTENHAM, GL53 7QS

The most beautifully finished townhouse, refurbished throughout, within a five-minute walk of Montpellier and Cheltenham's famous Promenade with garaging, parking and a garden.

Ground Floor

Family Room • Sitting Room • Dining Area • Kitchen

First Floor

Master Suite with Fitted Wardrobes and En Suite Bathroom
• Three Further Double Bedrooms • Bathroom • Study

Second Floor

Bedroom Suite with Shower Room

Outside

South Facing Front & Rear Gardens • Parking & Double Garage

DESCRIPTION

This superb detached home is nestled in a spacious and discreet plot in a setting between Charlton Kings village and Cheltenham's town centre on a one-way road siding the lovely walking park of Cox's Meadow. Sandford House is immaculate in finish and the current owners have remodeled and extended the property to create lateral accommodation that extends to over 2900 Sq Ft offering a combination of substantial family accommodation with balanced living rooms to bedrooms.

An entrance hall introduces a sitting room which occupies the front of the house, with views over the spacious plot. Behind here is a more formal sitting room, a light filled space with a central electric fire, which in turn opens to the dining area and kitchen. As with any of the best family homes, this is the heart of the house, set to the rear with direct access through bi fold doors to the patio terrace and gardens. The kitchen itself is well appointed with a range of modern fitted units, integrated appliances and a large breakfast island which provides further seating. Off here is a utility/boot room with access directly to outside and additionally, a cloakroom off the inner hallway.



The bedroom accommodation is equally well planned and on the first floor, the master bedroom has a range of fitted wardrobes and an en suite bathroom, whilst three further bedrooms share a modern family bathroom. There is a smaller room which the current owners use as a study.

The second floor has been designed as one large suite, with a bedroom and shower room in addition to further storage. As it occupies the entire floor, it makes an excellent space for guests or to be used for teenagers away from the main bedroom space.

In all, a very special property on a lovely road and due to its excellent accommodation and position, so close to the thriving village of Charlton Kings and the town centre, it makes for an ideal family home.

OUTSIDE

The gated grounds in which Sandford House nestles is, without doubt, much of its charm. Its orientation within the plot is unique as it sits centrally, allowing for an equally large front and rear garden. The setting is well planted and established making the mature grounds particularly private, well screened from both the road and from the lovely walking park of Cox's Meadow which neighbours the property. The gardens to the front are an excellent area of level lawn that sides the long driveway and to the rear, a further extensive outside area, with a large patio and a raised decked terrace, has been designed for outside entertaining. There is a double garage in addition to ample parking.

SITUATION

Sandford Mill Road is a one-way road linking the London Road to Old Bath Road. A charming spot within strolling distance to the town centre, with Sandford Park, the hospital and The Lido, all reached by foot in less than a few minutes. This pocket of the town is extremely pleasant and whilst it's close to the hub of everything the setting is more peaceful and this part of the road is particularly special adjoining a lovely walking park. Cheltenham is a fashionable and cultural town, playing host to several highly acclaimed festivals including, Music, Literature and Jazz. In addition to the cultural offering, Cheltenham has a wonderful restaurant scene and fashionable shopping. There are a number of Prep and Senior schools in both the state and a private sector that are a short walk from Sandford Mill Road including St Edwards Senior, Ashleigh Manor Prep, Cheltenham College (of which is a stone's throw), Holy Apostles and Balcarras. For the commuter, access to main road is extremely easy with direct access to A40 to Oxford/London and the Cirencester Road to Swindon.

Services: All mains services are connected

Local Authority: Cheltenham Borough Council (01242) 262626



Approximate Gross Internal Area 2966 sq ft - 275 sq m

Ground Floor Area 1482 sq ft - 138 sq m

First Floor Area 1135 sq ft - 105 sq m

Second Floor Area 349 sq ft - 32 sq m



Ground Floor



First Floor



Second Floor

