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## THE WILLOWS

Gravel Walk, Southam, Cheltenham, GL52 3NP

# THE WILLOWS

GRAVEL WALK, SOUTHAM, CHELTENHAM, GL52 3NP

*A refurbished and extended detached family home nestled in a lovely plot in the heart of this charming village close to Prestbury, Cleeve Hill and Cheltenham.*

- Sitting Room
- Kitchen/Breakfast/Family Room
- Office
- Snug/Bedroom Five
- Ground Floor Bedroom
- Master Suite with En Suite
- Two Double Bedrooms
- Bathroom
- Garden
- Secure, Gated Parking

## DESCRIPTION

The Willows is a contemporary detached home surrounded by its own private plot on a discreet lane in the sought after village of Southam. The current owners have taken the original structure and significantly extended, remodelled and renovated the interiors 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 with its flexible living and bedroom arrangement.

Extending to over 2200 Sq ft, the accommodation is well planned with a layout that is traditional of its chalet style offering bedroom and living space over two floors, allowing for the rooms to be used as required including a bedroom, and a further bedroom opportunity, on the ground floor.

Entrance is via a wide hallway, which introduces the reception rooms on this floor. To the front of the house is a home office and adjacent, bedroom four, which could be a further reception room if so desired with a separate snug behind. As the hallway unfolds there is a boot room, cloakroom and an entrance into the principal reception rooms. As with any of the best family homes, this is arguably the most impressive part of the house with fully glazed bi fold doors that open out to the decked terrace and garden at the side. The kitchen itself is fitted with



a range of modern units and integrated appliances with a breakfast island separating the space to a dining and sitting area under ceiling lanterns within a vaulted roof, which adds volume and floods this room with natural light. Pocket doors open to the more formal sitting room, extending the space for socialising and family life. There is a useful utility off the kitchen which also gives access directly to outside, making it an ideal secondary access point for shopping and pets.

The principal bedrooms are set out on the first floor. The master bedroom is a large and light room with a range of fitted wardrobes and an en suite shower room. There are two further double bedrooms that share a luxury bathroom.

#### OUTSIDE

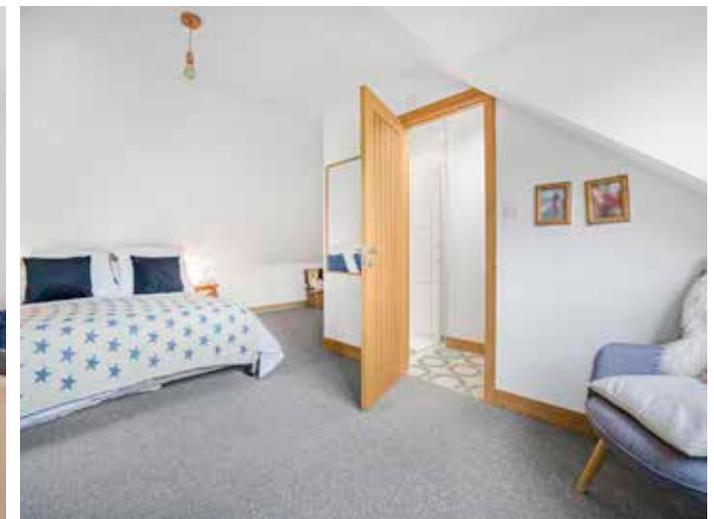
Access to The Willows is via Gravel Walk, a quiet lane that comprises just three neighbouring houses. Electric double gates open to reveal the house and its lovely plot with lawns that lie predominantly to the front and side, offering a peaceful retreat to this wonderful home. The gardens have been designed to be low maintenance yet a lovely place for children to play and areas to eat al fresco, including a decked terrace from the kitchen, a little stream runs through the centre of the frontage. There is ample off road parking to the front of the property.

#### SITUATION

Nestled at the bottom of Cleeve Hill is the charming hamlet of Southam and The Willows occupies what is undeniably one of the most discreet 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 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.

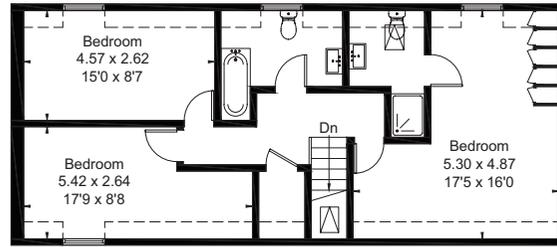
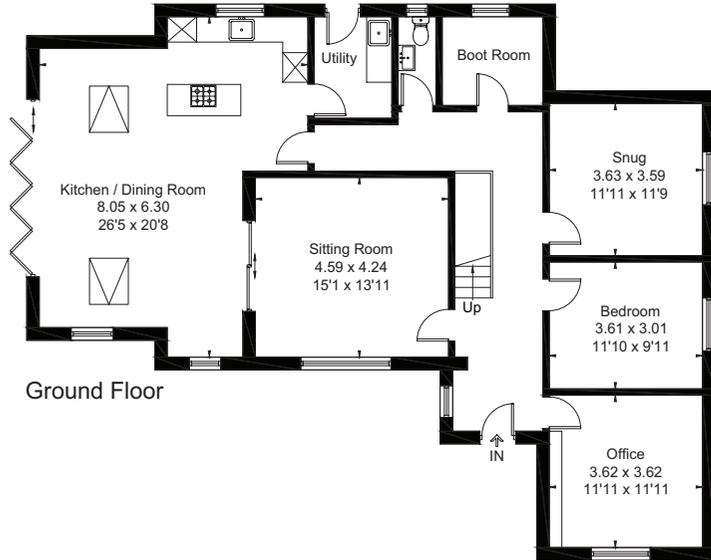
#### SERVICES

All mains services are connected



# FLOORPLANS

Approximate Floor Area = 204.9 sq m / 2205 sq ft



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