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Lance House

The Close, School Lane, Southam, Cheltenham, GL52 3NS

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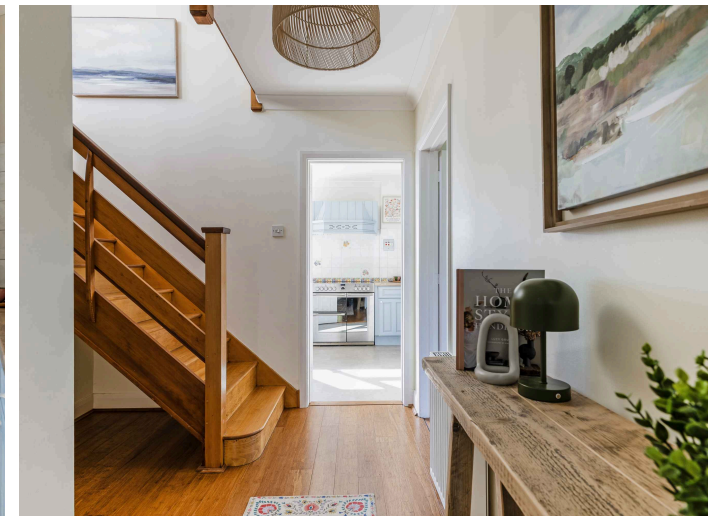
The Close, School Lane, Southam, GL52 3NS

A detached home designed entirely for its beautiful views with charming family accommodation, parking and a double garage all nestled within glorious and private grounds.

- Reception hall
- Sitting room
- Kitchen
- Dining room
- Garden room
- Cloakroom
- Principal bedroom with balcony
- Three further bedrooms
- Family bathroom
- Garden and Paddock
- Parking
- Double garage
- Lovely views

Lance House occupies one of the most charming positions within the village, discreetly tucked away on a private road shared with just one other property. Its setting is fundamental to the overall feel of the house, ensconced by a large plot that offers mature gardens, a paddock and the most beautiful views of Cleeve Hill all the way to The Malverns and over Cheltenham's famed racecourse. Inside, this much treasured family home has been lovingly maintained over the years, and recently it has been enhanced in areas, yet it offers a prospective buyer the opportunity to further improve or extend, subject to the necessary consents.

The ground floor offers traditional accommodation comprising a sitting room with an open fire and marble surround and a dining room, with sliding doors out to the terrace and garden, both rooms enjoy beautiful views towards Cleeve Hill. Adjoining the dining room via double doors is the kitchen, which is well-appointed with a range of units, a Stoves cooker, and integrated appliances. In turn, this opens to a garden room which would make a superb breakfast room or, as it is, to enjoy the views.



On the first floor four double bedrooms share a family bathroom, all set around a wide landing. Two of the bedrooms enjoy far reaching views, with the principal room having the benefit of a decked balcony, the perfect spot to enjoy the sunsets that this area is so well known for.

OUTSIDE:

The grounds of Lance House are simply lovely, providing a private and extensive setting for this family home. Extending to over 0.39 of an acre with mature gardens to the front and rear in addition to a fenced paddock to the side. The orientation of the gardens and the height at which the boundaries are kept allow for an open aspect to enjoy the far-reaching views. The paved terrace is ideal for dining al fresco and a perfect spot to take in the garden and broader vista. In addition to off-road parking at the front, there is a double garage with up and over doors, power and lighting.

SITUATION:

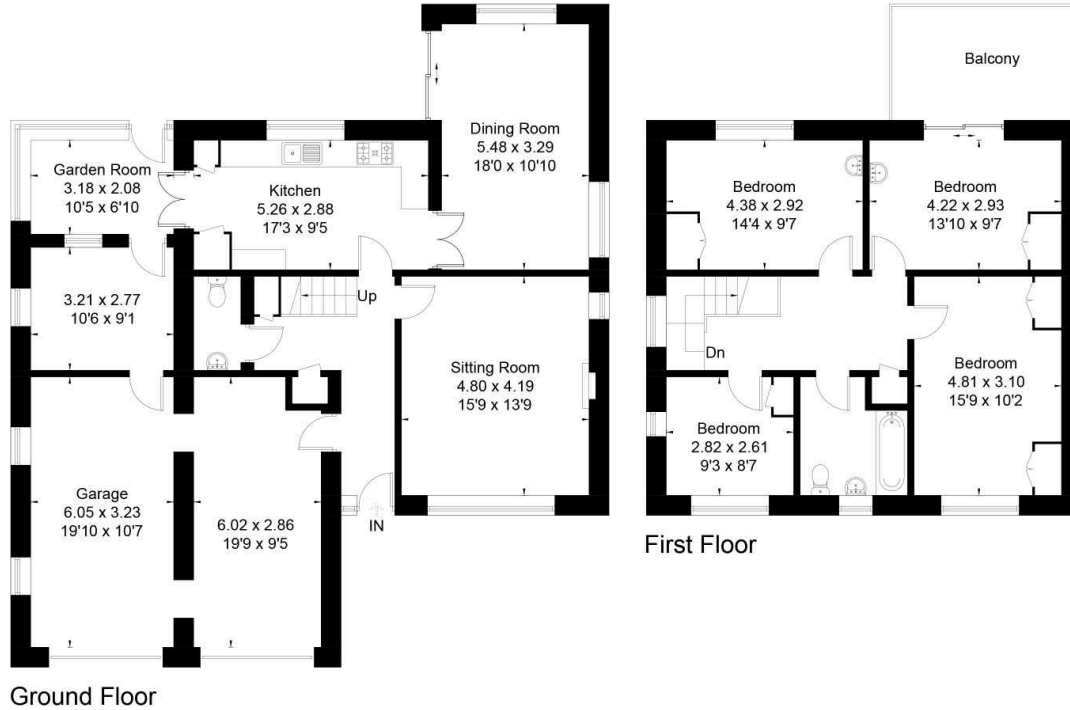
Nestled at the foot of Cleeve Hill is the charming parish of Southam and Lance House is nestled adjacent to open fields on a private lane of just two houses. Southam acts as a centrepiece to many villages, close to Prestbury and a short drive from Woodmancote and Bishops Cleeve, all of which offer excellent 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.



FLOORPLANS

Approximate Floor Area = 201.9 sq m / 2173 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105174



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