

## Southfield Manor Park, Sandy Lane, Charlton Kings, Cheltenham GL53 9DJ



Period end of terrace home • Two bedrooms • Charming location • Courtyard garden • Private parking • Garage in separate block • EPC D



# Southfield Manor Park,

Sandy Lane, Charlton Kings, Cheltenham GL53 9DJ

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Nestled in the serene setting of Southfield Manor Park, this delightful property offers a tranquil retreat complete with an enclosed garden, a convenient parking space, and a single garage.

Upon entering, you'll be greeted by an inviting entrance hall leading to a cloakroom, a well-appointed kitchen, and an expansive open-plan living and dining area.

The first floor boasts two generously sized bedrooms and a modern family bathroom, perfect for comfortable living.

The garden is a charming blend of hard standing, gravel, and mature plants, creating a low-maintenance outdoor space. Additionally, the single garage is easily accessible, situated just across the drive.

This property combines comfort and convenience in a picturesque location.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

## Amenities

Charlton Kings is a well-established village where much of its ancient beauty has been retained with Charlton common and the surrounding Leckhampton Hill with its Cotswold trails. Modernity has developed sought after junior and secondary schools, both state and independent. With a population of around 10,000, there are several well-established shopping areas, pubs and four churches. There are community activities, local football teams and a golf club. An ideal location just a few miles from Cheltenham town centre, but on the fringes before rural areas and with good access for Oxford, Cirencester, and London.

## Directions

From our office bear right along Bath Road. Turn right at the traffic lights into Thirlestaine Road. At the mini roundabout, turn right, then proceed straight over the next mini roundabout into Old Bath Road. At the next roundabout, turn left into Charlton Lane which runs into Greenhills Road. Turn right at the next roundabout into Sandy Lane. Continue to the end where you will see the private drive for Southfield Manor Park. The property is found on the right hand side.







#### Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. There is a levy of £100 per annum payable to the Residents' Association.

#### Local Authority

Cheltenham Borough Council

Council Tax Band D

#### Our reference

CHE/SB/KF/31052024

#### We'd love to hear from you

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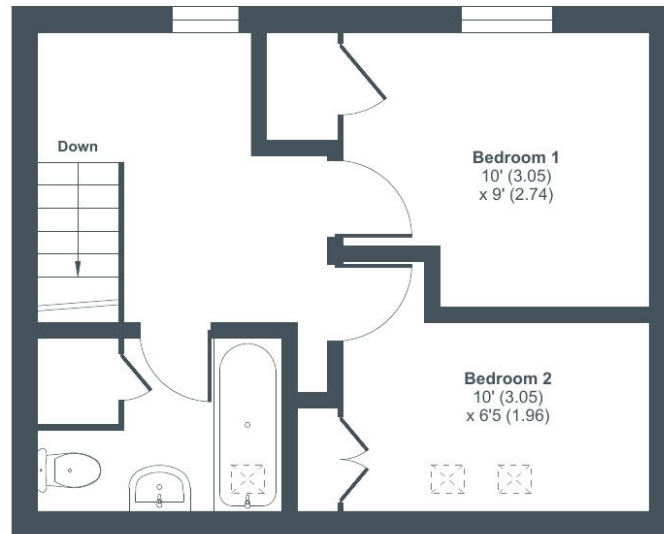




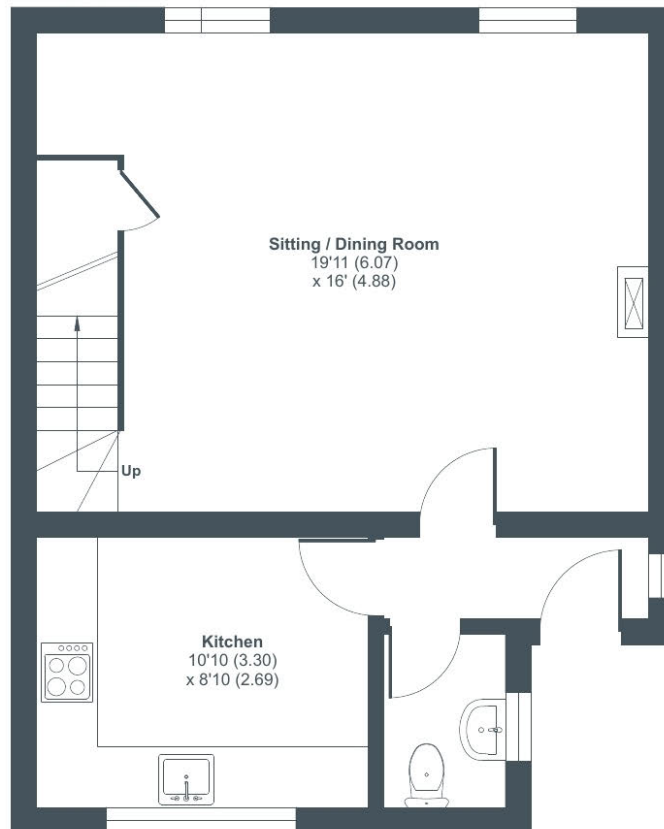
# Sandy Lane, Charlton Kings, Cheltenham, GL53

Approximate Area = 791 sq ft / 73.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1134776



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**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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