



Charlton Kings

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Charlton Kings

Southfield Manor Park, Sandy Lane, Cheltenham, GL53 9DJ

£665,000 Freehold

A beautifully presented 3 bedroom bungalow with a lovely south facing garden adjoining open fields at the rear.

GLORIOUS SOUTH FACING VIEWS • reception hall • living room • dining room • kitchen • 3 double bedrooms • 2 luxury shower rooms • landscaped south facing garden • garage & parking • visitor parking • gas central heating & double glazing

## Description

An impressive property which has recently been upgraded and enjoys glorious views towards Leckhampton Hill. The very well presented accommodation includes a reception hall, living room with fully retractable bi-folding doors and feature wood burner, dining room which is partially open to the stylish kitchen with a range of integrated appliances, 3 double bedrooms, and 2 luxury shower rooms. Outside, there is a lovely south facing landscaped garden which adjoins the open fields at the rear. Owners in this development share in 16 acres of the surrounding land (owned by Southfield Manor Park Residents Association). There is also a single en-bloc garage and residents/visitor parking. The property further benefits from gas central heating and recently fitted double glazed windows and doors.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** E. **Electricity**

**Mains.** **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

AGENTS NOTE - There is an annual levy currently of £120.00 per property for the upkeep of the private road and communal areas with a sinking fund of approx. £30,000.00. The road is owned by the Southfield Manor Park Residents Association.



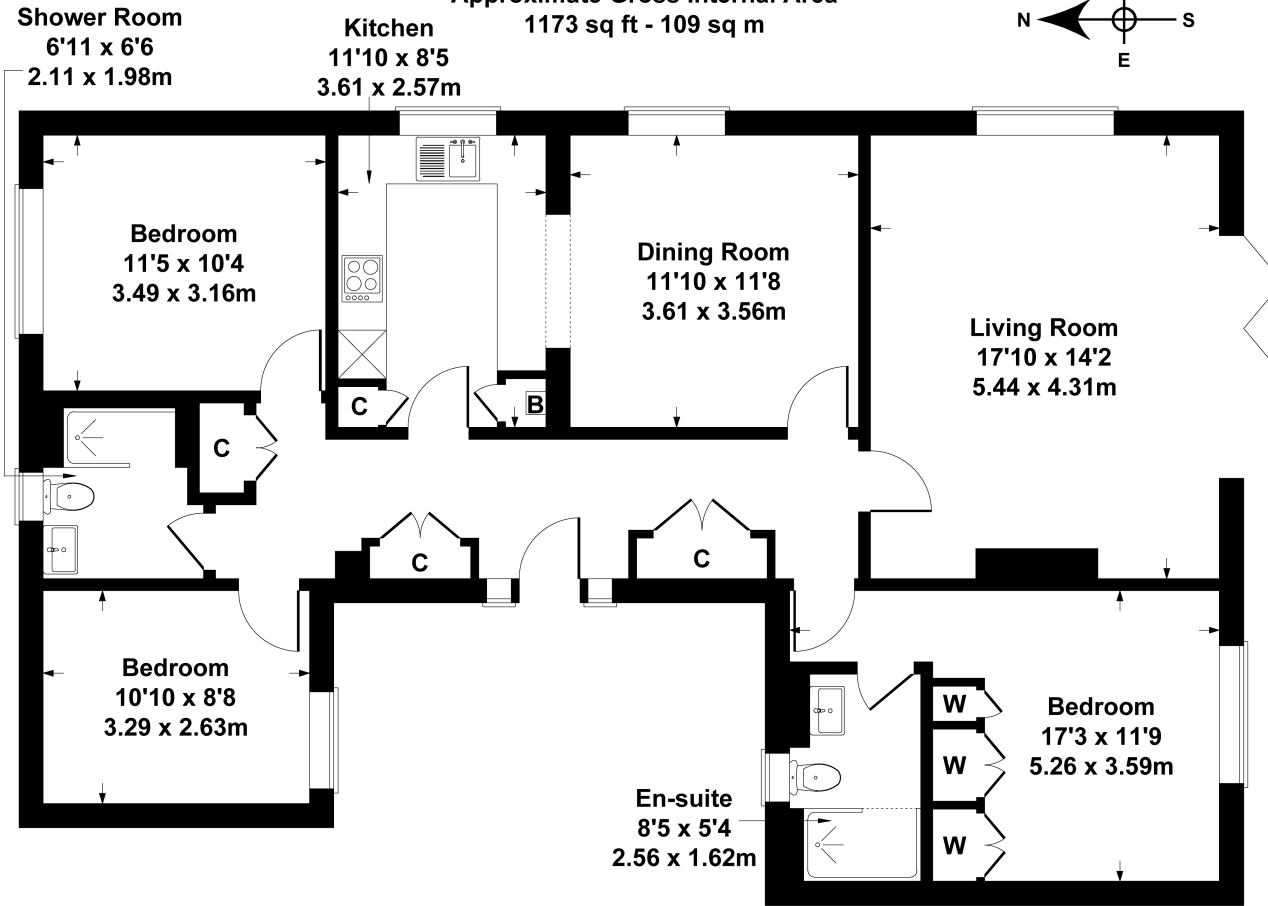
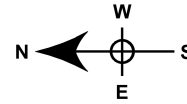


### Situation

Southfield Manor Park is situated at the end of Sandy Lane, approached via a long private drive adjoining open countryside at the foot of Leckhampton Hill. The village centre is nearby, offering many amenities such as shops, pubs and a doctors surgery. Excellent schools including Balcarras and St Edwards are also close. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# 19 Southfield Manor Park

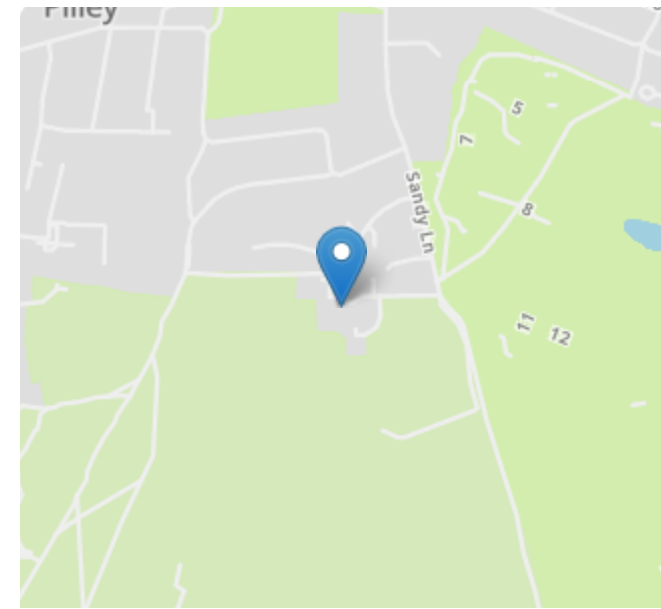
Approximate Gross Internal Area  
1173 sq ft - 109 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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