



Southam

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Southam

School Lane, Southam, Cheltenham, GL52 3NR

£850,000 Freehold

A stunning 4 bedroom, detached cottage, situated in a quiet lane with a lovely garden and glorious far reaching views.

GLORIOUS VIEWS • reception porch • living room • dining room • magnificent kitchen/breakfast room • utility room • 4 bedrooms • 3 bath/shower rooms • store room • garage • parking for several cars • landscaped garden

Description

A period cottage which, over recent years, has been lovingly refurbished by the present owner creating practical living space within an attractive and traditional façade. The beautifully presented accommodation includes an impressive reception porch with vaulted ceiling, living room with feature gas stove, dining room with brick fireplace, magnificent kitchen/breakfast room with fully retractable bi-folding doors opening out to the rear garden, utility room, and a downstairs shower room. Upstairs, there are 4 bedrooms, 2 with en suite facilities (bedroom 2 has a dressing room/sitting area), and a family bathroom. Outside, there is a gravelled and paved driveway providing parking for 3-4 cars, a garage with electric up and over door, a store room, and a mature garden enjoying a lovely outlook across the village and beyond.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** G. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.

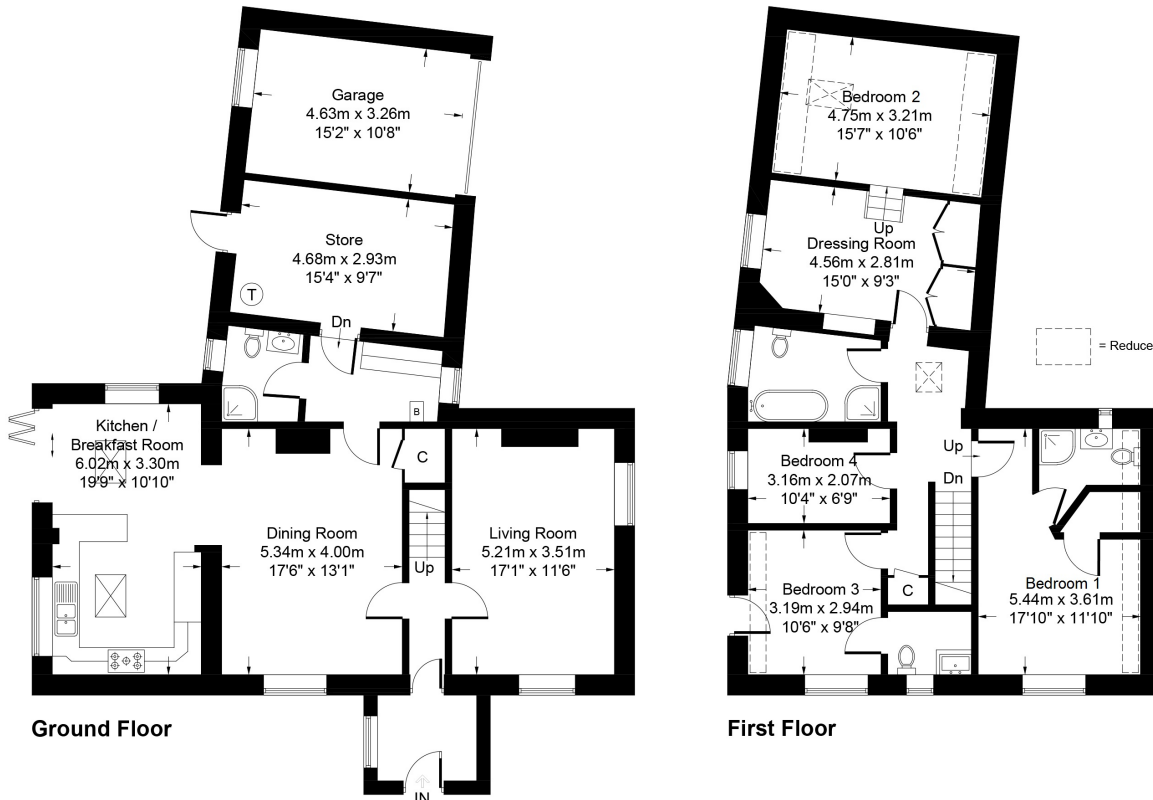




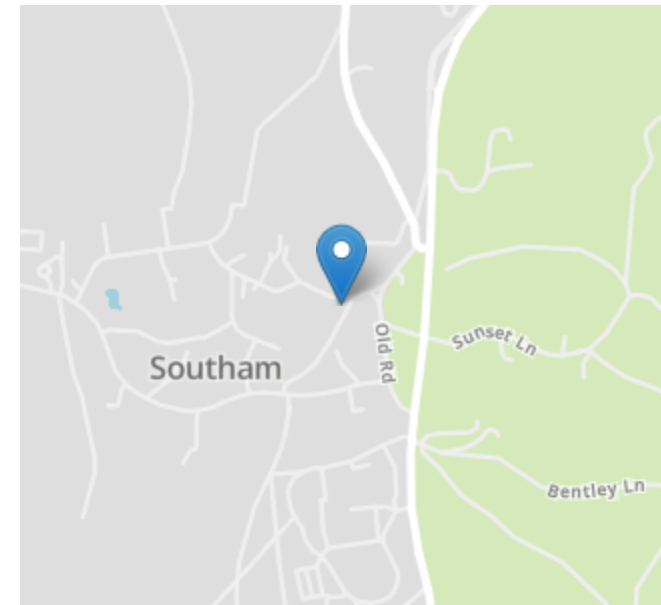
Situation

Situated a short distance from Prestbury village offering excellent pubs, glorious walks, the racecourse and a range of amenities found in the village centre. 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.

Approximate Gross Internal Area = 189.7 sq m / 2042 sq ft
 Garage = 15 sq m / 161 sq ft
 Total = 204.7 sq m / 2203 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company (ID432778)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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