



Southam

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ESTATE AGENTS

Southam

Southam Lane, Southam, Cheltenham, GL52 3NY

£675,000 Freehold

A beautifully presented 3/4 bedroom, detached, family house offering versatile living space within this sought after village of Southam.

SOUTHAM VILLAGE LOCATION • reception hall • living room • kitchen/dining room • ground floor bedroom with en suite • 3 further bedrooms • family bathroom • garden room • integral garage • garden • driveway for several cars • double glazing & gas central heating

Description

Situated within the highly sought after village of Southam, is this spacious family home close to glorious open countryside and just a few miles from the centre of Cheltenham. Having been recently upgraded by the current vendors, this stylish property includes a welcoming reception hall with wooden flooring which leads throughout the ground floor; a 19' light and airy living room with log burner; and a refitted kitchen with a full range of attractive units, quartz worktops and built-in appliances. Also on the ground floor is an additional bedroom with en suite shower room which could be a playroom/office. Upstairs, there are 3 further bedrooms all with built-in wardrobes, and the luxurious bathroom with feature cast iron roll top bath. Outside, there is a driveway providing ample off-road parking and leading to the integral single garage. The enclosed rear garden is mainly laid to lawn with a generous porcelain tiled patio and path leading to the multi-functional garden room which could be used as a home gym/hobbies room.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** F. **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.





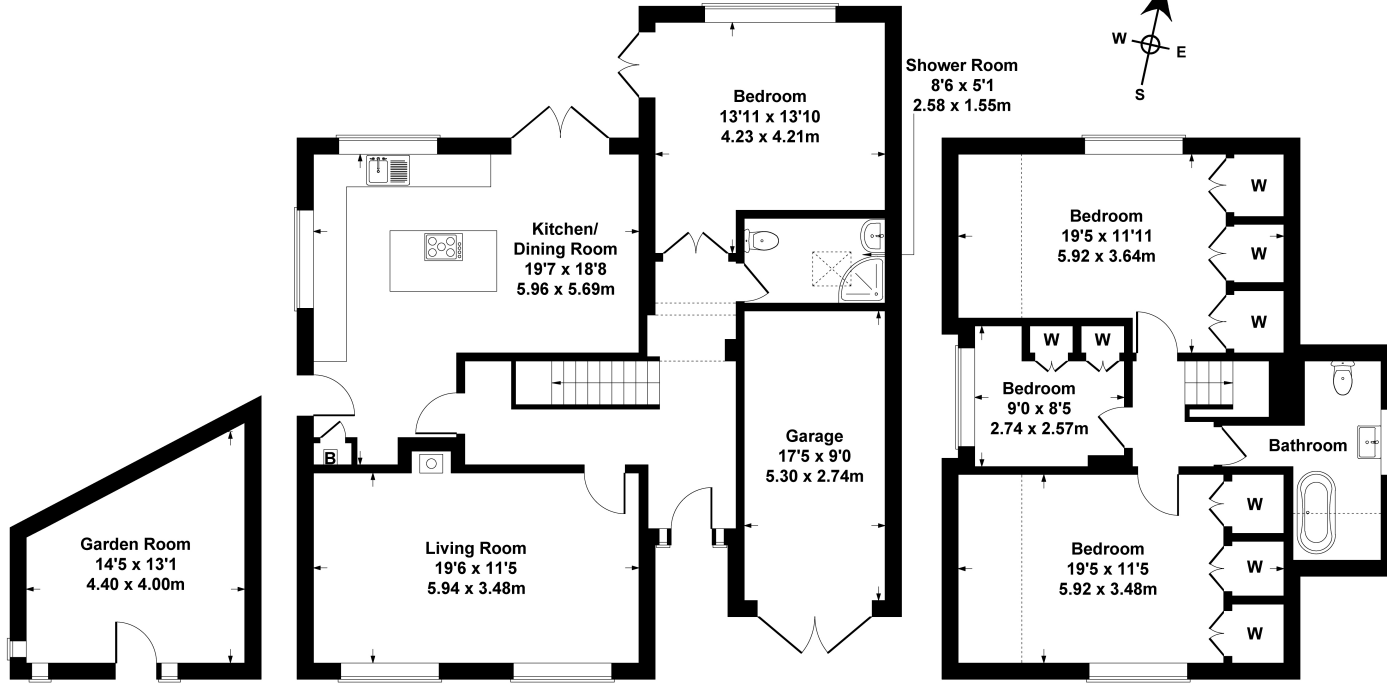
Situation

Southam is situated a short distance from Prestbury village which offers 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.

Stepping Stones

Approximate Gross Internal Area
 1582 sq ft - 147 sq m
 Garage 151 sq ft - 14 sq m
 Outbuilding 140 sq ft - 13 sq m
 Total 1873 sq ft - 174 sq m

..... Reduced Headroom (1-50m)



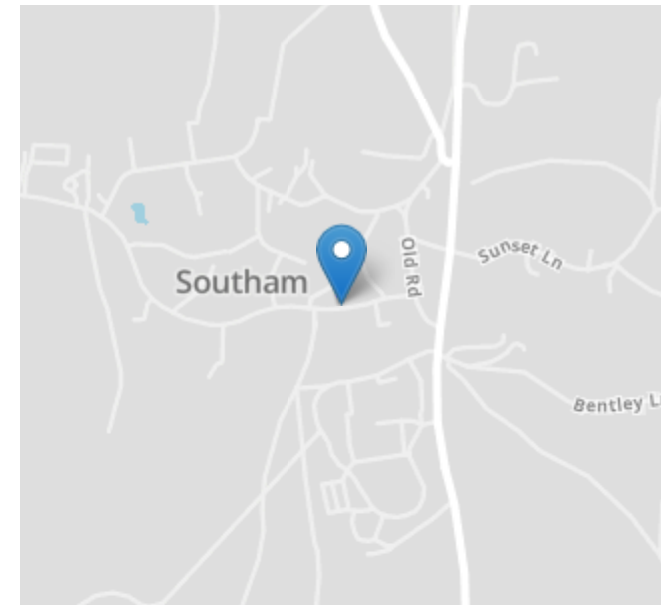
OUTBUILDING
 (Garden Room Location/
 Orientation Not Accurate)

GROUND FLOOR

FIRST FLOOR

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. 2024



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		83
(69-80)		
C		
(55-68)		68
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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