



Southam



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Old Road, Southam, Cheltenham, GL52 3NN

£795,000 Freehold

An attractive 4 bedroom, 3 storey, detached house offering versatile family living space in this popular location.

NO ONWARD CHAIN • reception hall • living room • kitchen/dining/family room • utility room • 2 cloakrooms • 4 double bedrooms • 3 bath/shower rooms • driveway • garden • gas central heating & double glazing • 10 Year Build Zone Warranty for Self Builders as of June 2022

Description

Built 2 years ago, Grace View is a good size family home located close to glorious open countryside and just a few miles from the centre of Cheltenham. The beautifully presented accommodation includes a reception hall, living room, a magnificent kitchen/dining/family room with granite worktops, quality integrated appliances, doors to the rear garden, and a separate utility room. There are 4 sizeable double bedrooms and 3 luxury bath/shower rooms (2 en suite), the master bedroom also has a dressing room or nursery. Outside, there is a gravelled driveway providing parking for several cars and a landscaped rear garden with decked sun terrace. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

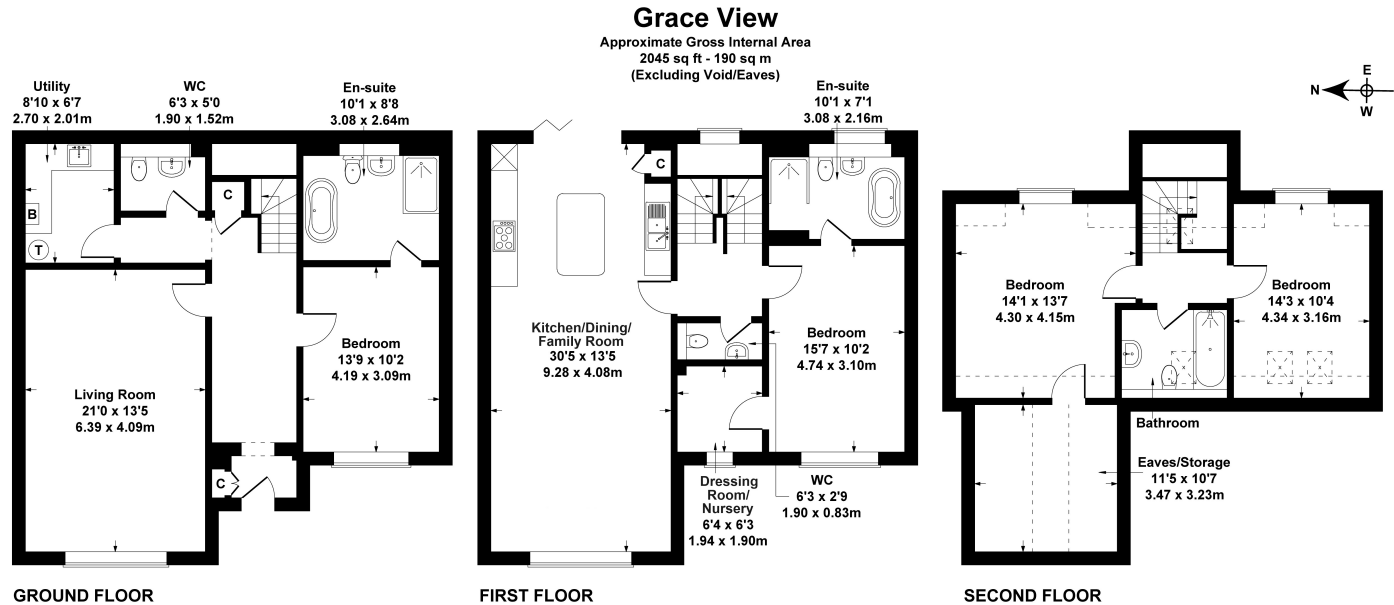
Local Authority Tewkesbury Bourough Council. **Tax Band** G. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. Agents Note: Some of the images have been digitally enhanced to include furniture. The property is currently unfurnished.



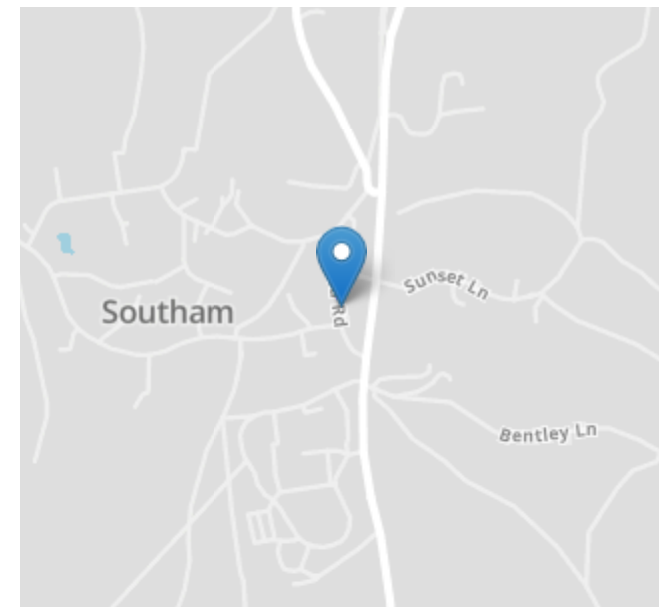


Situation

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.



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
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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