



Southam

 Nick
GRIFFITH
ESTATE AGENTS

Southam

Old Road, Southam, Cheltenham, GL52 3NN

£899,950 Freehold

A 4/5 bedroom, detached, family house with a good size garden, situated in this popular village close to Cheltenham and glorious countryside.

NO ONWARD CHAIN • APPROX 2400 SQUARE FEET • reception hall • magnificent kitchen/dining/family room • living room/bedroom 5 • utility room • cloakroom • 4 bedrooms • 3 luxury bath/shower rooms • garage & driveway • generous garden • gas central heating & double glazing

Description

A substantial family home which has been remodelled and significantly upgraded, creating stylish living space in this sought after village. The beautifully presented accommodation includes a reception hall, impressive open plan kitchen/dining/family space with fully retractable bi-folding doors opening out to the patio and rear garden, utility room, cloakroom, and living room/bedroom 5. There are a further 4 bedrooms (3 first floor and 1 ground floor) and 3 luxury bath/shower rooms (2 en suite), plus a large walk-in dressing room/home office accessed via bedroom 3. Outside, there is a paved driveway, integral garage, and a lovely landscaped garden.

Further Information:

Local Authority Tewkesbury Borough 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.



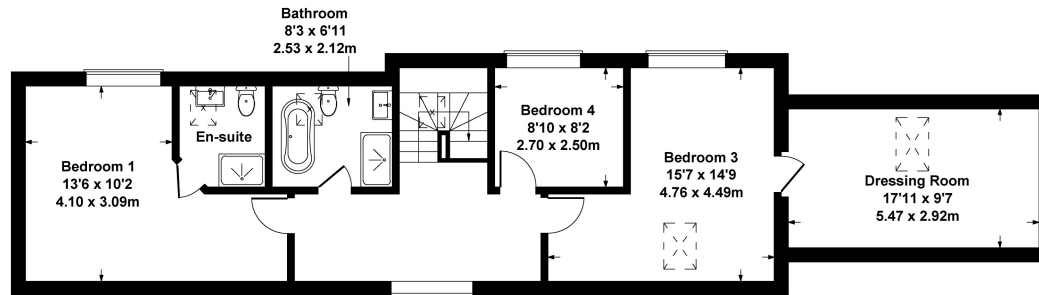


Situation

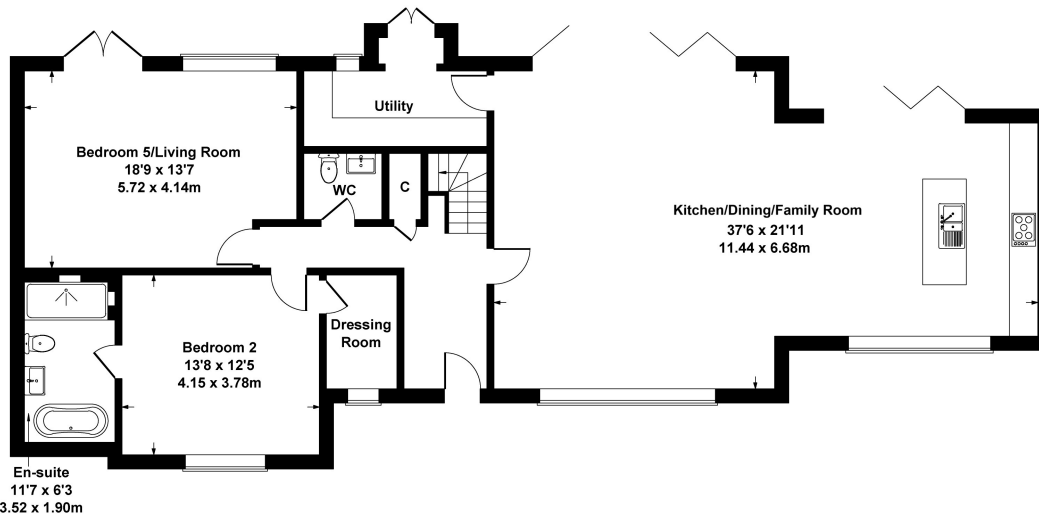
Situated a short distance from Prestbury village offering excellent pubs, glorious walks, the racecourse and a range of amenities found in the village centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Springbank

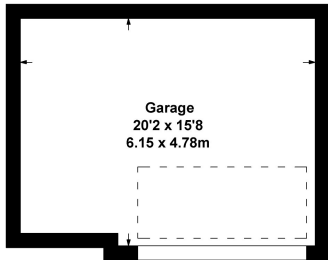
Approximate Gross Internal Area
House = 2400 sq ft - 223 sq m
Garage = 312 sq ft - 29 sq m
Total = 2712 sq ft - 252 sq m



FIRST FLOOR



GROUND FLOOR

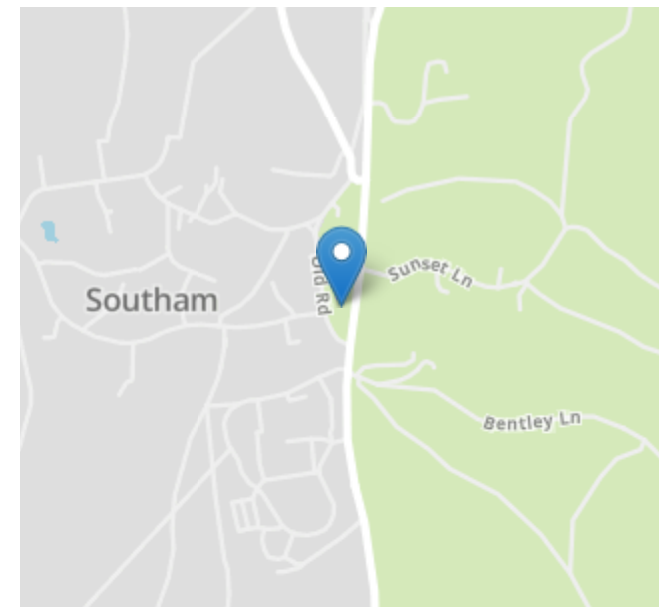


LOWER GROUND FLOOR

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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(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	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.