



SANDYWELL GARDEN COTTAGE
WHITTINGTON, GLOUCESTERSHIRE



The original part of this dreamy four-bedroom country residence dates back to 1760, hence the Grade II Listing, while a substantial extension added the extra space to meet the needs of the 21st-century. This is a superb family home or equally attractive as a turnkey property for relaxed weekends and holidays.

The vendor, who are downsizing, have lived here for 26 years. They revealed: "We have loved living here, it's so peaceful, and we have enhanced and enjoyed the gardens – and had some great parties!"



Boosting Sandywell Garden Cottage's unique appeal is its enviably peaceful position within the Sandywell Park estate, surrounded by picturesque acres of Cotswold countryside with access within a few minutes to the A40 for Cheltenham, Oxford and London, and the M5 for Bristol and Birmingham. Mainline trains run from Cheltenham station too.

A COTSWOLD CHARMER

Pretty as a picture, Sandywell Garden Cottage is a true Cotswold gem and radiates heritage character and charm in a truly outstanding parkland location near Cheltenham.



The period features of this dazzling Cotswold retreat have been carefully preserved, cherished and presented in tandem with contemporary features such as the fantastic hand-built fitted kitchen that flows open-plan into a generous dining room and from there to the breathtaking oak-framed conservatory, added in more recent years and enjoying stunning views of the fabulous gardens which extend to around half-an-acre and wrap round the house in a series of individually designed spaces.

No less than five windows spill light into the elegant sitting room, which occupies the original part of the cottage with two beamed double bedrooms above. There's two further bedrooms on the first floor of the newer part, one of which is the principal suite.

Further enhanced by a super-sized utility room and workshop on the lower ground floor, Sandywell Garden Cottage offers country living at its finest and most convenient, just four miles from Regency Cheltenham with all its retail, leisure and cultural options and superb private schools while its village suburb of Charlton Kings (two miles) is home to Balcarras School, one of the most sought-after state comprehensive schools in the country. Closer still is the village of Andoversford where you can pick up the everyday necessities from the village shop and there's a primary school, pubs and social club.



YOUR VERY OWN DREAM COTTAGE



Cotswold cottages really don't come much better than Sandywell Garden Cottage with 2,684 sq ft of beautifully presented space that's perfect for a family, especially one that will cherish the lavish sweep of gardens and proximity to superb walking, cycling and riding as well as no less than four golf courses!



The entrance to the property is from the long private drive of Sandywell Park, a handsome Georgian manor house that's converted into elegant apartments. There's no problem with parking space – the grounds of Sandywell Garden Cottage are one of its most alluring features and there's ample room for multiple cars on the gravel courtyard in front of the property.

This is a really pretty cottage and the period section merges seamlessly with the newer building. The front door swings open into an entrance hall, with a coat cupboard and cloakroom with WC tucked away to the left, and flows into the kitchen and dining room which extends to 34x13ft of beautifully presented space with that oh-so-desirable cosy cottage vibe. There's mellow

hardwood flooring underfoot and the oil central heating keeps the place snug and warm.

Bespoke hand-built kitchen cupboard and drawer units with granite worktops line three walls and there's a big central island, oil fired AGA plus electric cooker and hob and integrated fridge/freezer and dishwasher. Windows overlook the lovely gardens on two sides.

The attractive 15ft-square oak conservatory utilises a brick garden wall on one side and was erected around 15 years ago. With snug underfloor heating it's the perfect space for family time or for entertaining guests before a candlelit dinner. In the summer the doors can be flung open to create an indoors/outdoors merger with the terrace.







Two short flights of stairs, up and down, access the fabulous 27x17ft sitting room which pays homage to its period origins with no less than five windows with deep sills, ceiling beams, an oil-fired stove within a feature stone chimney breast and an entire wall of built-in shelving and cupboards.

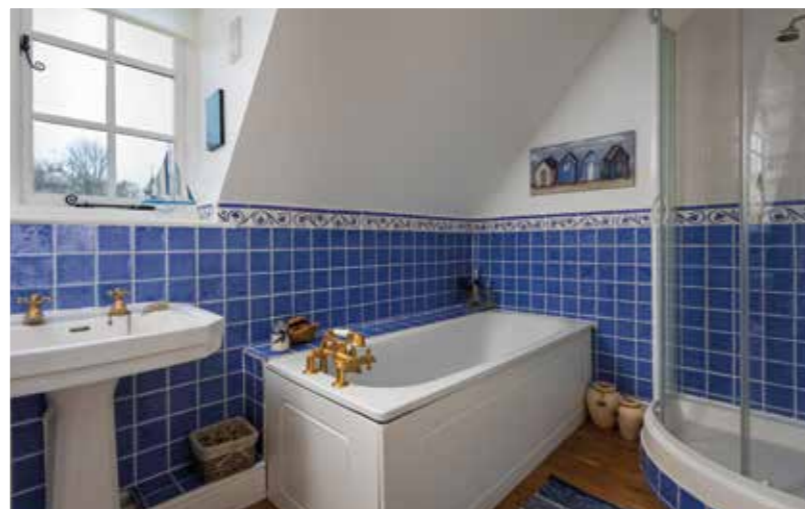
Another little flight of stone steps leads down to the underfloor-heated utility room, a fantastic 15x11ft space with a feature inglenook – a great place for a stack of wine racks – sink, storage cupboards and plumbing for washing machine, dryer and so on. It's the ideal place for doing the ironing too – warm and cosy. Adjoining it is a large workshop with a window.



AND SO TO BED



A staircase tucked away at the far end of the sitting room has sole access to the first of the bedrooms and it's a 15x12ft heritage haven – splendidly vaulted and beamed.



The other bedrooms are accessed from a second staircase in the centre of the house. The staircase branches to the right to reach another super 15x13ft vaulted double bedroom with more of those wonderful original ceiling beams, and then down to the left and the 18x10ft principal bedroom which scintillates in natural light thanks to windows in the three exterior walls. It has an en-suite shower room.

The fourth bedroom, with a big walk-in wardrobe, is currently utilised as a dressing room.

A nice, roomy family bathroom, with bathtub and corner shower, completes the first floor line-up.



GLORIOUS GARDENS



The sweeping gardens of Sandywell Garden Cottage really are exceptional and offer something for everyone. There's manicured lawns for children to run, play and kick a ball in safety, a variety of terraces for peaceful relaxation and entertaining, an ornamental raised pond in a secret, walled garden and all manner of mature trees, shrubs and ornamental borders. It's all screened by traditional brick and Cotswold stone walling and high hedgerows.

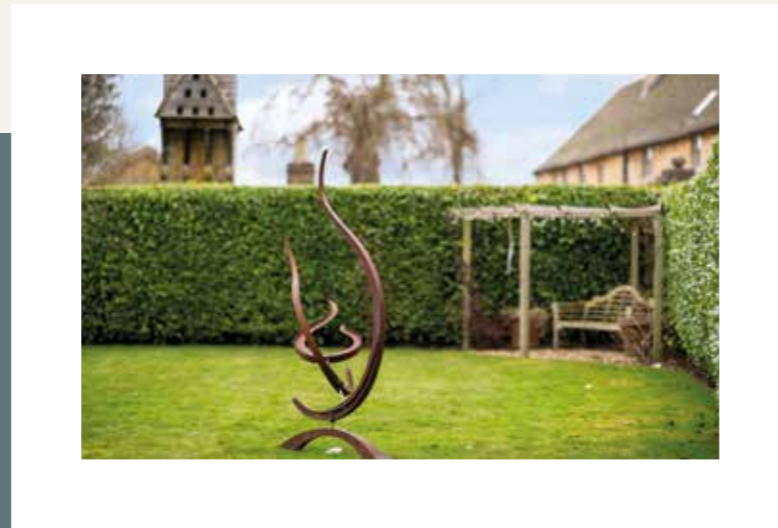


The gardens are laid out in three separate sections, all with a different look and feel, and they wrap round the house and offer an endless variety of views from all the windows. There's plenty of scope for tweaking as desired, but they are a really outstanding feature just as they are and guaranteed to enchant any keen gardener. A traditional part-brick greenhouse is perfect for propagating seeds for planting out and the ideal sunny environment for tomatoes, cucumbers and so on.



The nearest village is Andoversford where Dales Store and post office dispenses all the everyday essentials. There are two pubs – the Royal Oak with its roaring fire, quiz nights, live music and pub grub, and the Kilkeney Arms with legendary Sunday lunches, ‘bottomless’ drinks and nibbles on Thursdays and Wednesday steak nights. It’s a vibrant community complete with a village hall, social club with bar, a variety of sports teams and an Ofsted-rated ‘good’ primary school.

Education is, of course, a priority for families and the choice of both state and private schools in the wider vicinity is hard to beat. Sandywell Garden Cottage is in the catchment area for three excellent state secondary schools – Balcarras, just two miles away, Pates Grammar in Cheltenham and the Cotswold School in Bourton-on-the-Water. Highly rated independent schools, all within a short drive, include Cheltenham College, Cheltenham Ladies’ College, St Edward’s, Dean Close and The Richard Pate School.



ROUND AND ABOUT

You have the best of both worlds at Sandywell Garden Cottage – an idyllic countryside location yet just within a short drive of everything you need.



Charlton Kings, a thriving village suburb of Cheltenham, is a couple of miles away and has a bustling shopping street with a great mix of independent boutiques, a supermarket, pubs, wine bar, coffee shops and restaurants. There’s also a GP surgery, library and pharmacy. Alice in Wonderland author Lewis Carroll and the eponymous Alice Liddell often visited her grandparents at their house in Charlton Kings’ Cudnall Street. Their mirror is believed to be the one that inspired Carroll to write the story *Through the Looking-Glass*.

The surrounding countryside beckons all-year-round with myriad walks and delightful foodie pubs for refreshment – the vendors are particularly enamoured with the nearby Frogmill Inn and Langton Country Pub. Dowdeswell reservoir and woods is a designated nature reserve and perfect for walking both dogs and children!

Dunkerton's cider, retail and al fresco eating emporium is within walking distance – it's owned by Superdry founder Julian Dunkerton. Also close by is the Siblings distillery, founded and run by four siblings. They run regular distillery tours and there's unlimited G&Ts throughout!

Offering just about everything you could ever desire, Cheltenham (four miles) is dazzling, refined, cultured, and as lively as you like!

There's Michelin-starred dining at the renowned Le Champignon Sauvage and Lumiere and Cheltenham is a cultural hotspot with world-renowned festivals covering everything from literature, jazz, film and music to science, cricket and food and drink. And then, of course, there's horse-racing with the Gold Cup the calendar highlight each March.

Pick up the weekly supermarket shop at Waitrose, Sainsbury's, Tesco, Asda and M&S Simply Food.

Cheltenham's iconic outdoor pool, Sandford Lido, is the place to go on a hot summer's day – at 50 metres it's one of the largest outdoor pools in England.



WHERE TO GO WHEN YOU NEED...



Dinner/Drinks: Favourite places to wine and dine locally include Frogmill Inn and Langton Country Pub but there is also The Royal Oak and Kilkenny Arms in nearby Andoversford and in Cheltenham (just 4 miles away) you have a lots of atmospheric cocktail bars including Gin and Juice and Imperial Haus and beautiful restaurants like 131, Kibou and The Ivy.



Gym/Fitness: For those wanting to keep fit, A40 Fitness is within a mile of Sandywell Garden Cottage. Alternatively, there are plenty of gyms in Cheltenham including 'Crossfit Cheltenham' and 'The Gym Group Cheltenham.'



Golf: Keen golfers have plenty of options to choose from with multiple courses just a short drive from home. Shipton Golf Course is the closest golf course to Sandywell Garden Cottage being just 2 miles, Cotswold Hills Golf Club, Star Golf and Naunton Downs Golf Club are some of the other nearby facilities.



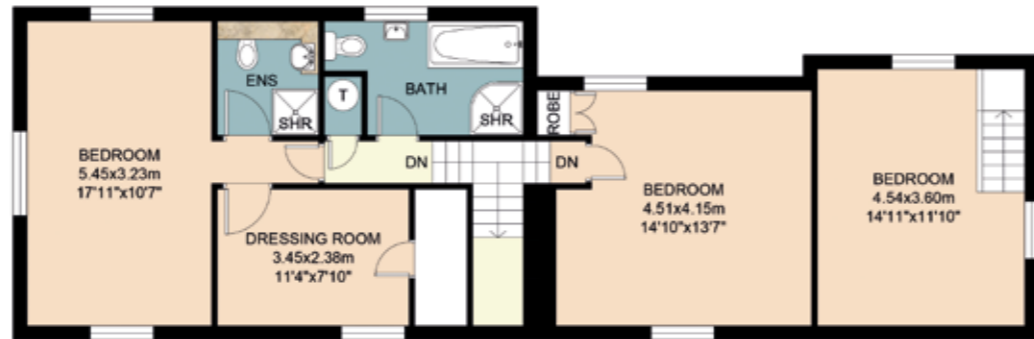
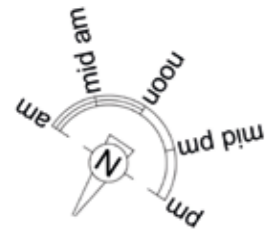
Walks: You're spoilt for choice with lots of beautiful country walks in the surrounding area including the popular Cotswold Way which you can join on to in Dowdeswell.



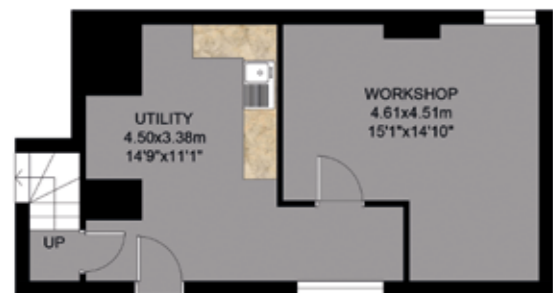
Schools: Sandywell Garden Cottage is in the catchment area for three excellent state secondary schools – Balcarras, just two miles away, Pates Grammar in Cheltenham and the Cotswold School in Bourton-on-the-Water. Highly rated independent schools, all within a short drive, include Cheltenham College, Cheltenham Ladies' College, St Edward's, Dean Close and The Richard Pate School. Andoversford primary school, Ofsted rated 'good' is just over 1 mile away.



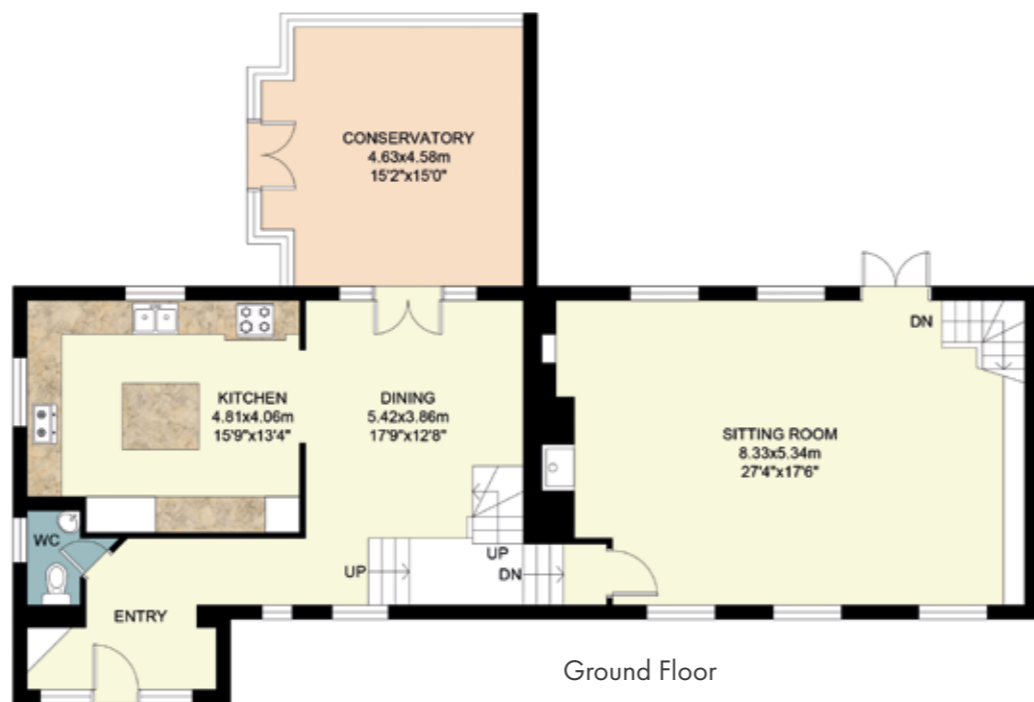
Weekly Shop & Milk: For anything you have forgotten, you can pop to the Dales Store in Andoversford and for bigger weekly shops you have the choice of Waitrose, Sainsburys, Tesco, Asda and M&S within 15 minutes.



First Floor



Lower Ground Floor



Ground Floor

THE FINER DETAILS

Approx. Square Footage: 249.40 sq.m / 2684 sq.ft

Inc Limited Use Area: 5.90 sq.m / 63 sq.ft

Central Heating: Oil

Drainage: Shared septic tank

Broadband Speed: Gigaclear

Local Authority: Cotswold District Council

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STOWHILL ESTATES

What Three Words: ///planting.ranged.bypassed