



NEW ROAD, SOUTHAM, CHELTENHAM GL52 3NX



## Guide price £699,950

- Detached Family Home
- Sought After Location
- 1/3 Acre plot (approx)
- Period & Bay Fronted
- Four Double Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Long Driveway & Garage

Situated in the sought after village of Southam is this stunning 1940's bay fronted, four double bedroom detached home in an elevated position with remarkable views towards the The Black Mountains and The Malverns, and occupying a plot that is approximately 1/3 of an acre.

This delightful home offers well proportioned accommodation throughout and has been well kept and enjoyed by its current owner for many years. The accommodation comprises a welcoming entrance hall with doors to the lounge, dining room, cloakroom and kitchen/breakfast room.

The living room measures at max 23'8 and has windows to three aspects including a bay window to the front aspect and a feature marble fireplace with a wood burning stove inset. The formal dining room leads into the fitted kitchen/breakfast room which includes a range of matching wall and base level units, roll edge work surfaces and breakfast bar, four ring gas hob and one and a half bowl sink/drain unit inset, oven under, extractor over, integral fridge/freezer, washing machine and dishwasher and doors to a larder to the rear lobby.





On the first floor are four well proportioned double bedrooms, a separate WC and a bathroom that comprises a twin ended bath, separate shower cubicle and pedestal wash basin.

#### OUTSIDE

The garden is a real feature of the property with a large, raised lawn with patio seating areas leading to a much loved vegetable garden, sheds and a pond. To the front is a further lawned garden that is hedgerow enclosed and has raised Cotswold stone planted borders and a meandering driveway and turn point that leads to a longer than average garage.

#### AREA

Southam is a semi-rural village about four miles from the spa town of Cheltenham. There are excellent walking opportunities in the area and Prestbury, Woodmancote and Bishops Cleeve are all within easy distance offering shops, doctors, library, dentist, public house and a supermarket. There are also good local primary schools, together with the popular Cleeve Secondary School.

#### ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band G.



#### DIRECTIONS

Leave Bishops Cleeve via Cheltenham Road towards Cheltenham and at the first set of traffic lights, turn left into Two Hedges Road. Continue to the end then turn right into New Road. Cleevedale can be found set back from the main road on the left hand side





Total area: approx. 180.1 sq. metres (1939.0 sq. feet)

This plan is not to scale. For guidance purposes only.  
Plan produced using PlanUp.

[www.peterball.co.uk](http://www.peterball.co.uk)

**CLOAKROOM**

**LOUNGE**

22'2 x 14'2 (6.76m x 4.32m)

**KITCHEN/BREAKFAST ROOM**

14'8 X 11'4 (4.47m X 3.45m)

**DINING ROOM**

14'1 x 10'11 (4.29m x 3.33m)

**BEDROOM ONE**

14'2 x 11'2 (4.32m x 3.40m)

**BEDROOM TWO**

14'2 x 10'6 (4.32m x 3.20m)

**BEDROOM THREE**

14' x 10'11 (4.27m x 3.33m)

**BEDROOM FOUR**

11'5 x 10' (3.48m x 3.05m)

**BATHROOM**

**SEPARATE WC**

**GARAGE**

23'5 x 9'3 (7.14m x 2.82m)

