



PENNELLS FARMHOUSE

Sandhurst Lane | Sandhurst | Gloucestershire | GL2 9NR

HUGHES **HS** SEALEY

Welcome to... PENNELLS FARMHOUSE

Welcome to Pennells Farmhouse, a wonderful four double bedroom family home that dates back to the 1800's. Beautifully presented and located within this highly sought after village, the property sits within mature gardens whilst also benefiting from an attached paddock that is approaching two acres, so is ideal for those with an equestrian pursuit, or for those that want to graze livestock. Furthermore, the property benefits from a wealth of accommodation across the three floors and is further complimented by driveway parking and an attached garage/workshop and it is because of the above, that this property comes with such a high recommendation to view.

Internally the property enjoys a central entrance hall which allows access to the living room and stunning kitchen/breakfast room.

The living room enjoys a wonderful outlook over the garden whilst providing a focal point to the room is the log burning stove which is inset to the chimney breast.

The kitchen/breakfast room is located to the centre of the home and enjoys a wealth of fitted units which sit alongside a host of integrated appliances. Central to the room is the freestanding oil-fired Rayburn which is a lovely feature of the home. The kitchen, like the living room, enjoys a super outlook onto the garden and furthermore, at the head of the room

a timber door leads through to the property's second reception room, this being the sitting room.

The sitting room has a glazed door leading out to the rear garden whilst providing a focal point, is a freestanding log burning stove. Finally, a timber door leads through to a rear hallway providing access to the cloakroom.

Upstairs, the accommodation is arranged over two floors with the first floor enjoying three double bedrooms and the family bathroom. On this floor is the principal bedroom which features an en suite shower room.

On the upper level is the final double bedroom which due to its position within the home, enjoys super, elevated views.















Explore outside... PENNELLS FARMHOUSE

Externally, the property benefits from an attached garage/workshop whilst also enjoying off road parking for multiple vehicles. The rear garden is a delight and features a large, paved terrace, ideal for alfresco dining, a sunken pond, large lawns, established flower beds and a range of mature trees. At the head of the garden access is gained to the adjoining paddock, this being a flat piece of land which is enclosed by post and wire fencing and enjoys stunning, far-reaching views.

LOCATION

The village of Sandhurst is situated in the heart of the Severn Vale, just north of the Cathedral city of Gloucester, west of the fashionable Spa town of Cheltenham and within a short drive of the Medieval market town of Tewkesbury as well as the wider motorway network.

The village itself has a church and a cricket club whilst the neighbouring village of Norton has two public houses (one being a leisurely summer walk) and a primary school.

There are excellent independent schools nearby to include The Cheltenham Ladies' College, Cheltenham College and Dean Close in Cheltenham, Malvern College and The King's School, Gloucester. Grammar schools include Sir Thomas Rich's and The High School, Denmark Road in Gloucester plus Pates Grammar School in Cheltenham.

For those who like to be entertained, within close proximity one can find theatres in Cheltenham, Malvern and Tewkesbury. Cheltenham also hosts a range of cultural festivals to include, Jazz, Literature, Food and Science. Furthermore, there is a Sailing club and marina at Tewkesbury and Premiership rugby at Gloucester.

For those that like to shop, there is the Gloucester Quays retail outlet park in Gloucester whilst an excellent and varied range of high street, boutique and retail park shopping can be found in Cheltenham

The village also offers excellent access to Worcester and Bristol via the M5, the A40 to Oxford and A417 to Swindon, whilst direct trains to London Paddington, Birmingham New Street and Bristol Parkway are available from Gloucester or Cheltenham Spa. International airports within a 60-80 minute drive include Birmingham, Cardiff and Bristol

KEY FEATURES

- A wonderful four-bedroom detached family home that dates back to the 1800's
- Beautifully presented, this is very much a home that is ready to move into and enjoy
- Sit within formal, mature gardens, the property also enjoys an attached paddock approaching 2 acres
- The property further benefits from driveway parking for multiple vehicles and an attached garage
- Internally, the property enjoys a wealth of accommodation across the three floors
- On the ground floor is a welcoming entrance hall, two reception rooms and kitchen/breakfast room
- Kitchen/breakfast room enjoys a wealth of units as well as an oil-fired Rayburn
- Principal bedroom with en suite shower room
- Two further double bedrooms and family bathroom on the 1st floor. One bedroom to the upper floor
- Internal viewings recommended

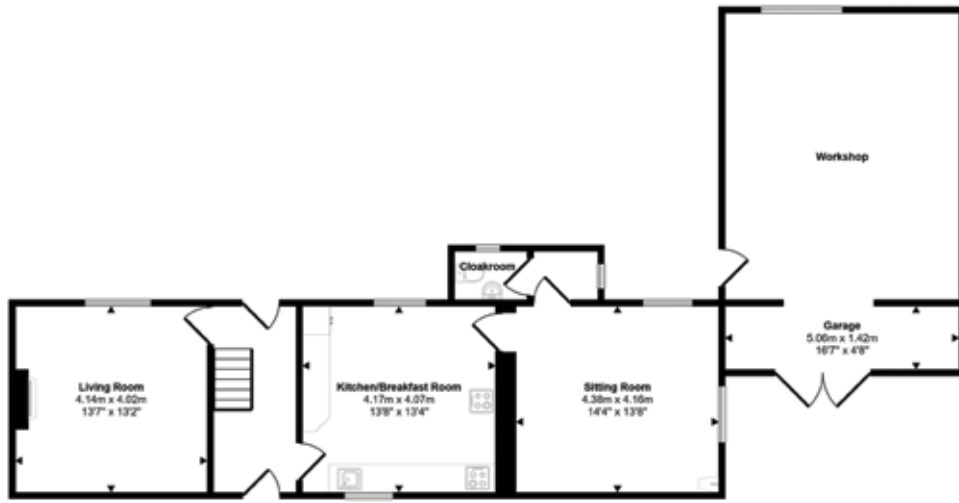
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL2 9NR. Upon arrival, the property can be identified by our For Sale sign.



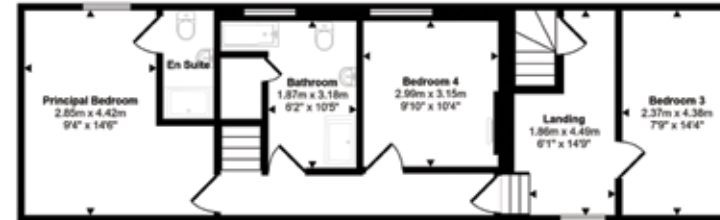


Approx Gross Internal Area
191 sq m / 2058 sq ft



Ground Floor
Approx 104 sq m / 1119 sq ft

Denotes head height below 1.5m



First Floor
Approx 67 sq m / 722 sq ft



Second Floor
Approx 20 sq m / 216 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Muckl Sproppy 365.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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