

GUIDE PRICE

£450,000

Ratcliff Lawns

Southam GL52 3PA

THE PROPERTY

Set along a peaceful no-through road in Southam, this smartly presented and much-improved three bedroom semi-detached home offers versatile, well-proportioned accommodation in a convenient village setting.

The layout is particularly well suited to modern family life and home working, complemented by a private, leafy rear aspect.

Off the welcoming entrance hall is the front-aspect kitchen and breakfast room which has a walk-in pantry cupboard, ample worktop and cupboard space, alongside room for a table. On the other side of the hall is a dedicated ground floor office, giving home workers a quiet space tucked away from the main living areas. Across the back of the house, the 22ft sitting room offers a bright, generous living space with a woodburner and a glazed door opening directly onto the garden.

Upstairs, the landing serves three comfortable bedrooms, one with built-in storage, alongside a modern family bathroom.

To the front, a tarmac driveway provides parking for two vehicles beside a neatly kept lawn. A gated side passage leads to the 20ft garage, which has been insulated to serve as a practical utility area with a cloakroom at the rear. The enclosed back garden is laid mainly to lawn and includes a paved terrace, a timber deck, and a substantial storage shed, backed by mature trees and open greenery that give the plot a lovely, unoverlooked feel.

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ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via boiler.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.

SITUATION

Southam is a sought-after village situated at the foot of Cleeve Hill, directly bordering the Cotswolds National Landscape (formerly the AONB). Positioned on Ratcliff Lawns, the property enjoys immediate access to scenic public footpaths leading out over open fields, and is in close proximity to walks onto Cleeve Common and the famous Cotswold Way.

The location combines a semi-rural setting with remarkable convenience, sitting less than 2 miles from Cheltenham Racecourse and approximately 3 miles north-east of Cheltenham town centre, where Cheltenham Spa station provides direct rail links to London Paddington in around 2 hours. Nearby Bishop's Cleeve lies less than 2 miles away and offers a comprehensive range of everyday amenities, including supermarkets, independent shops, pubs, restaurants, doctors and dental surgeries, alongside both primary and secondary schooling.

Southam itself retains an attractive village character, home to a historic parish church, a traditional tithe barn, and the renowned Ellenborough Park hotel and spa. For outdoor enthusiasts, Cleeve Hill provides miles of unspoilt walking and golfing right on the doorstep, while Winchcombe is just 4.5 miles to the north-east and the M5 is within easy reach for wider commuting.


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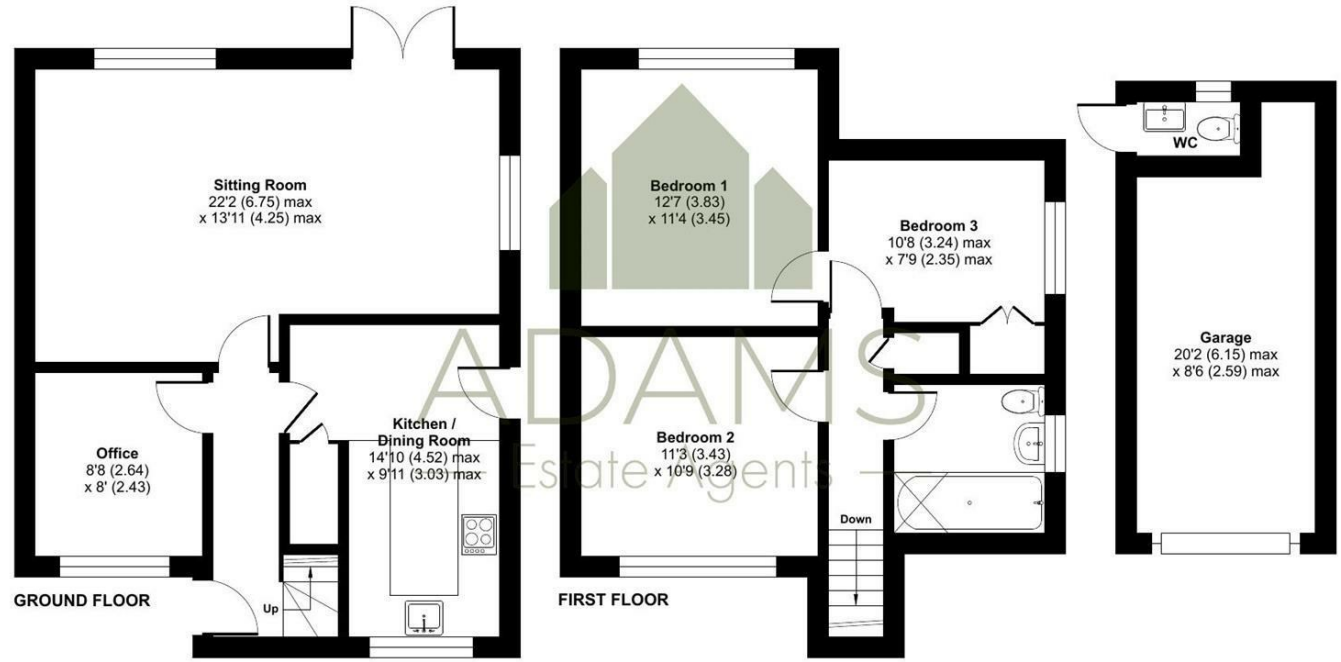
Ratcliff Lawns, Southam, Cheltenham, GL52

Approximate Area = 1030 sq ft / 95.7 sq m
Garage = 153 sq ft / 14.2 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 1196 sq ft / 111.1 sq m
For identification only - Not to scale



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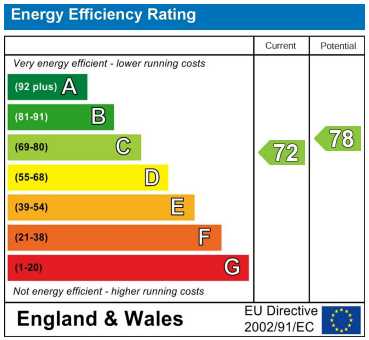
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1548632

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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