

Briar Walk, Prestbury, Cheltenham, Gloucestershire, GL52 5LS



Family home occupying lovely setting with views • Four bedrooms • Within walking distance of St Mary's school • Driveway and double garage • Mature southerly facing rear garden • Close to excellent local amenities • EPC D

Briar Walk,

Prestbury, Cheltenham, Gloucestershire, GL52 5LS

Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

About the property

Occupying a lovely tucked away setting in Prestbury, giving the feeling of country living yet close to St Mary's School and excellent local amenities is this modern detached family home with a fabulous detached double garage.

The well-proportioned and presented accommodation in brief comprises of an entrance hall doors to the sitting room, cloakroom dining room, kitchen, and stairs leading to the first floor. The sitting room measures an impressive 18' and has a lovely box bay window to the front aspect, a central fireplace, and leads through to the double-glazed conservatory overlooking and leading into the rear garden. The dining room overlooks the front garden. The kitchen is fitted and includes a range of base-level units with roll edge worktops over, integrated dishwasher, washing machine, fridge freezer, inset oven and hob, and door to the rear garden.

On the first floor are four well-proportioned bedrooms all with fitted wardrobes, the master bedroom with an en suite shower room and separate family bathroom.

To the rear is a mature private southerly-facing landscaped garden enjoying an open aspect. There is a delightful hot tub area with a pergola over. There is a patio and lawn with mature planted borders. To the front is a further garden and off-road parking for several vehicles, front access to the detached garage with power and light.

Amenities

Prestbury has been documented from as early as 899AD and was subsequently recognised in the Domesday book. The name in Anglo Saxon terms means 'priests' fortress' possibly taken from The Bishop of Herefords manor house that was known to have stood in the 13th century. Today Prestbury is a modern village with several eating and drinking options as well as a contemporary hair stylist, all alongside a traditional convenience store and butchers. Also, on hand are the public footpaths onto the magnificent Cleeve Hill from where there are

spectacular views across Cheltenham including the nearby Prestbury Park racecourse, home of the Gold Cup. Just south of the village the property is also within 1 mile of the town centre.

Directions

From Cheltenham town centre head north along Hewlett Road and at the second shopping area bear left onto Priors Road. After the final shopping area take second right into Bouncers Lane and then take the third turning on the right onto Whitethron Drive. Briar Walk is the third turning on the right hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cheltenham Borough Council

Council Tax Band: F

Our reference

CHE/GW/RN/23102023

We'd love to hear from you

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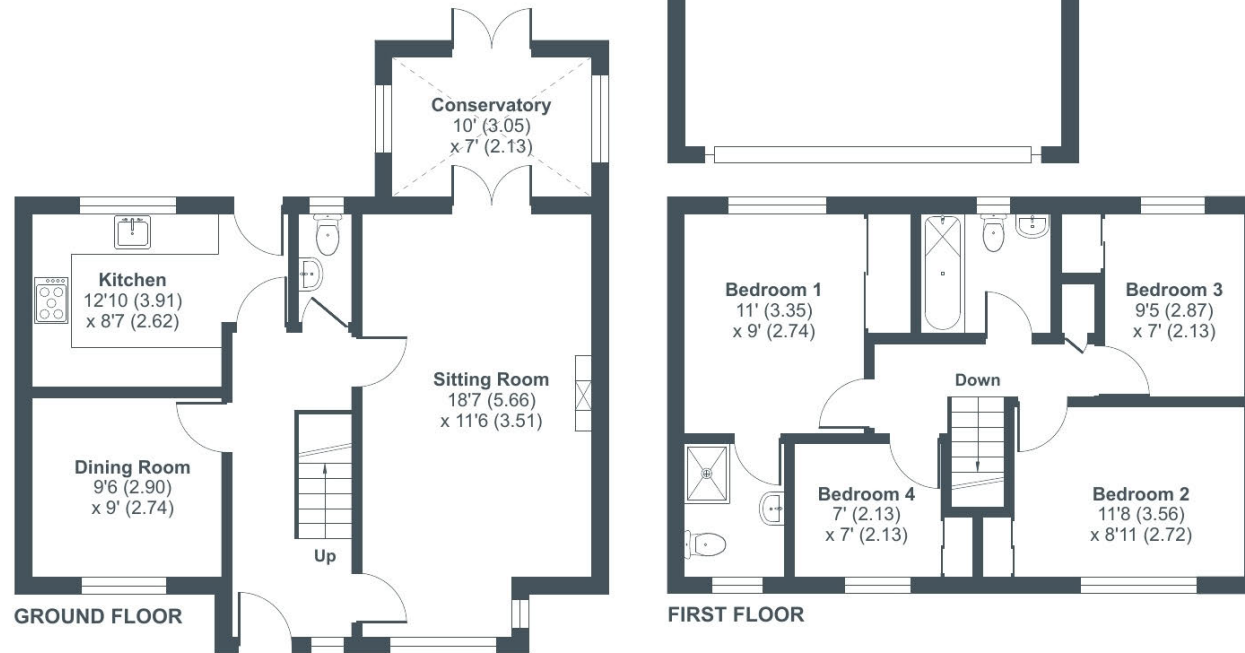
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Approximate Area = 1138 sq ft / 105.7 sq m

Garage = 339 sq ft / 31.4 sq m

Total = 1477 sq ft / 137.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1049465



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