

# PerryBishop

PROPERTY MADE PERSONAL



**Greenfields**, New Barn Lane, Cheltenham, Gloucestershire, GL52 3LG



# Greenfields,

New Barn Lane, Cheltenham, Gloucestershire, GL52 3LG

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

- Detached
- Four bedrooms
- Stylish family home
- Off road parking
- South facing garden
- EPC: C

## About the property

An individual, modern detached home built in 1991 on an exclusive development of just ten houses offering exceedingly bright living accommodation and a very private, south-facing rear garden with a wonderful open aspect.

The property is approached by brick driveway and the front door opens onto an impressive entrance hall with a generous double height ceiling and impressive feature window to the front aspect with attractive tiled floor and stairs rising to the first floor. The hallway leads into the rear reception room that is flooded with natural light via the south-facing glazed doors that lead to the garden and provides ample space for relaxing and entertaining and features wooden floors, coving, and attractive centre ceiling rose. There is also a formal dining room off the entrance hall with coving, centre ceiling rose and a window to the front aspect. The kitchen/breakfast room provides a range of white high and low level units with rolled worksurface, electric hob and electric double oven with the breakfast / dining area

also looking onto the rear garden through glazed double doors that open onto a patio area off the rear of the house.

Upstairs there are four large bedrooms with the master bedroom having built-in wardrobes and en-suite shower room with glazed shower cubicle and white vanity wash-hand basin; the second bedroom also has an en-suite W.C. There is also a family bathroom that provides a white four-piece comprising glazed shower cubicle, W.C, wash-hand basin and bathtub.

The mature rear garden is south-facing with herbaceous borders and has a lovely open aspect across playing fields and a patio area off the back of the house. There is also an integral garage included and ample driveway parking to the front of the property with brick driveway approach and gravelled area with hedge boundary.

## Amenities

The property is situated close to Pittville Park and the world-famous Cheltenham racecourse. There is easy access to the beautiful Cotswolds.

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to





Bristol and Birmingham and there is a mainline railway station with services to London.

### Directions

From Cheltenham town centre head North on the A435 (Evesham Road) until you reach the roundabout at Prestbury Park and turn right onto the B4075 (New Barn Lane) continue on passing straight over two mini roundabouts, continue on and the house will be found on the right opposite the entrance to Chase View.

### Services & Tenure

The tenure is Freehold.

### Local Authority

Cheltenham Borough Council

Council Tax Band: F

### Our reference

CHE/NB/RN/07032024

### We'd love to hear from you

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# New Barn Lane, Cheltenham, GL52

Approximate Area = 1510 sq ft / 140.2 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

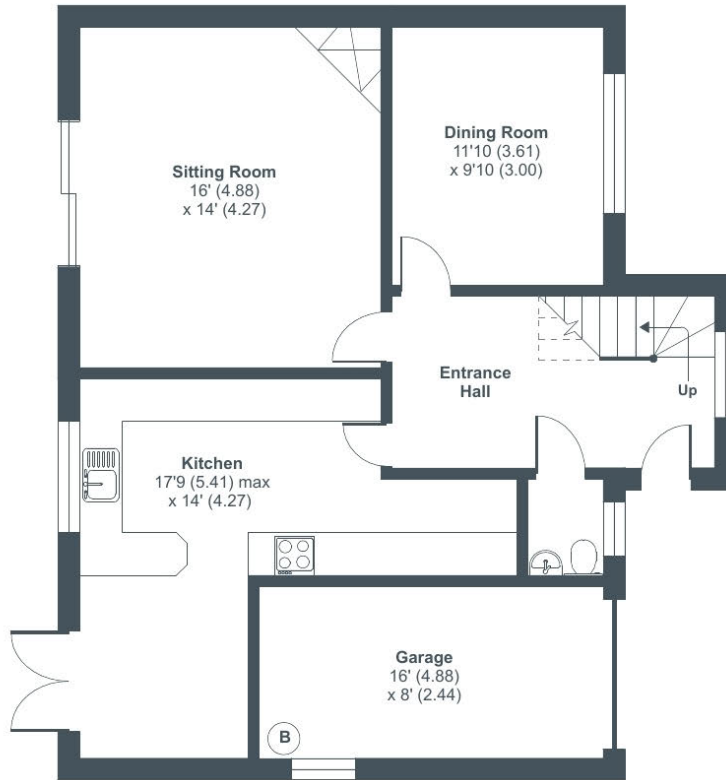
Garage = 128 sq ft / 11.8 sq m

Total = 1642 sq ft / 152.5 sq m

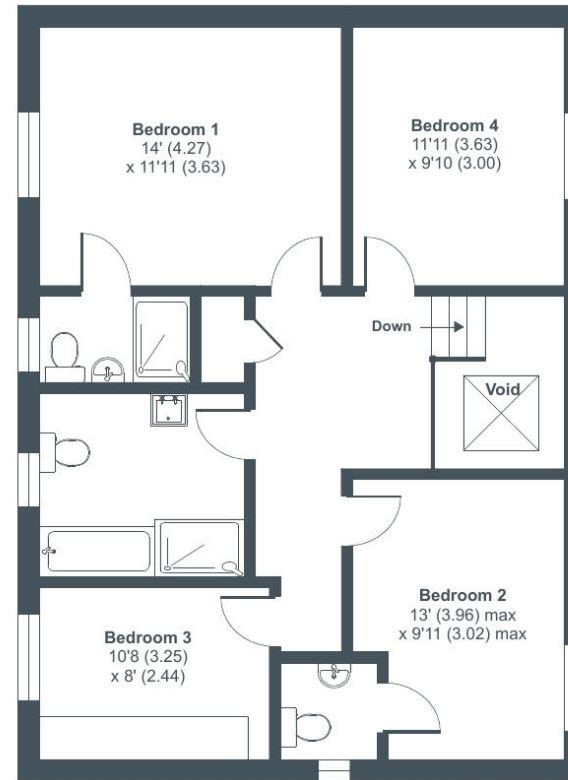
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1096523







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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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