

Linden Avenue, Prestbury, Cheltenham, Gloucestershire GL52 3DS



Detached • Four bedrooms • Large garden • Views of Cleve Hill • Quiet location • EPC D

Linden Avenue,

Prestbury, Cheltenham, Gloucestershire GL52 3DS

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A well presented detached property enjoying an elevated position with views of Cleeve Hill and Cheltenham racecourse in the much sought after area of Prestbury. The property is immaculately presented throughout and provides an entrance hall with wood effect flooring and stairs rising to the first floor. The large through reception room provides ample room for relaxing and dining and features a gas fired cast-iron stove and glazed doors into the rear garden room that is exceedingly bright with its fully glazed aspect onto the garden. The modern fitted kitchen has a range of high and low units with rolled work surface, stainless sink and drainer with mixers taps, stainless extractor, tiled splash backs and space for white goods. The downstairs shower room has a very contemporary style and features a large glazed shower cubicle, wash-hand basin, WC and heated towel rail. A very useful utility room with low level storage units, stainless sink and space for white goods completes the ground floor accommodation.

On the first floor there are four generous bedrooms, family bathroom suite and separate WC. There is also a large attic that is accessed via a loft ladder and benefits from three Velux skylights and a boarded floor - a flexible space that is ideal storage.

There is driveway parking to the front of the property, and a wonderful mature garden to the rear with a large patio area off the house and enjoys a southerly aspect. The property is warmed by gas central heating and is double glazed throughout. A great family home in a much sought after area of Prestbury.

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 Hereford's 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

Leave Cheltenham town centre on Evesham Road (A435) passing through Pittville Park until you reach the roundabout at Cheltenham Racecourse. Turn right on to New Barn Lane (B4075) and continue on passing straight over two mini roundabouts. The road will then go downhill - turn left into Brymore Avenue, turn left at the end on to Linden Avenue and the house will be found towards the end of the road on the left.

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band E

Our reference

FAR/NB/KF/08042024

We'd love to hear from you

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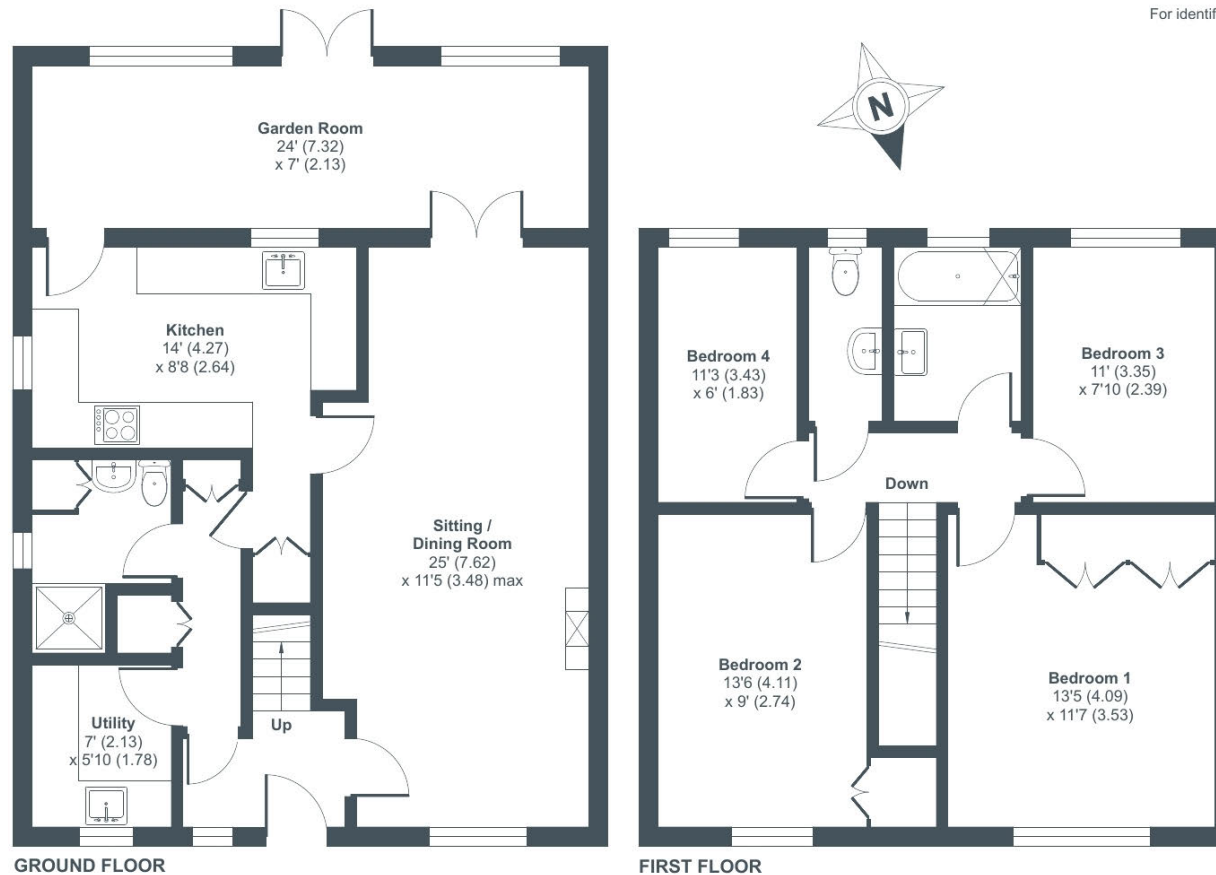




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Approximate Area = 1388 sq ft / 128.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntnchem 2024. Produced for Perry Bishop. REF: 1109670



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