

Noverton Lane, Prestbury, Cheltenham, Gloucestershire GL52 5DD



Beautiful detached 1970s home • Four spacious bedrooms • Extended to provide additional living space • Main bedroom has new en suite and optional study or dressing room • Off-street parking for three cars and garage • Move Ready scheme • EPC C

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Prestbury, Cheltenham, Gloucestershire GL52 5DD

Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

About the property

Nestled in the charming village of Prestbury on the perimeter of the vibrant town of Cheltenham, this stunning four-bedroom detached family home offers an ideal blend of modern convenience and tranquil surroundings and has been recently extended. The property boasts four spacious bedrooms and two bathrooms providing space for the entire family to relax and unwind.

Upon entering the property, you are greeted by an entrance hall that gives the lovely sense of space, a downstairs WC and storage cupboard. The large living room offers plenty of space and leads through to the dining room which offers beautiful light and greenery from the garden. For the benefit of a seamless flow between indoor and outdoor living spaces, the dining room opens out onto the patio and garden beyond. The kitchen is attached to the dining room and features plenty of worktop space and overlooks the garden. The utility extension grants rear access to the stunning garden and recently extended garage.

The first floor accommodates four good-sized bedrooms. The newly extended main bedroom features newly installed wardrobes, a new en-suite bathroom fitted with a WC, basin, and a large walk-in shower. There is also the benefit of an additional room, used to gain access to the main bedroom, currently set up as a study but could be utilised as a walk in dressing room or nursery. The other bedrooms are all good sized and versatile and can be adapted to suit various needs.

The main bathroom is spacious and tastefully fully tiled. It includes a white suite comprising a WC, basin, and a bath with electric shower over.

Externally, the property benefits from a recently resurfaced raised driveway, offering ample parking for three cars, while side gate access leads to the expansive rear garden.

The rear south facing garden is a true oasis, featuring mature trees, shrubs, and a large patio area that invites you to host gatherings. Whether you're looking for a peaceful retreat or a space to entertain, this property offers the perfect balance of tranquillity and functionality for a growing family seeking their dream home.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:
Property Information Questionnaire

Fittings and Contents forms

Official copy of Title Register or Epitome of Title if an unregistered title

Title plan

Local Authority search

Draft contract

A buyers information booklet will be shared on first viewing

Anti Money Laundering Checks

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

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.

Directions

From Cheltenham town centre, proceed north along Prestbury Road, continuing through the village, and at the left hand bend with Southam Road, proceed straight on to Noverton Lane. The property will be on the right hand side.

What3Words: ///mimic.sparks.unique

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

CHE/SB/KF/03092024

We'd love to hear from you

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what the owner said

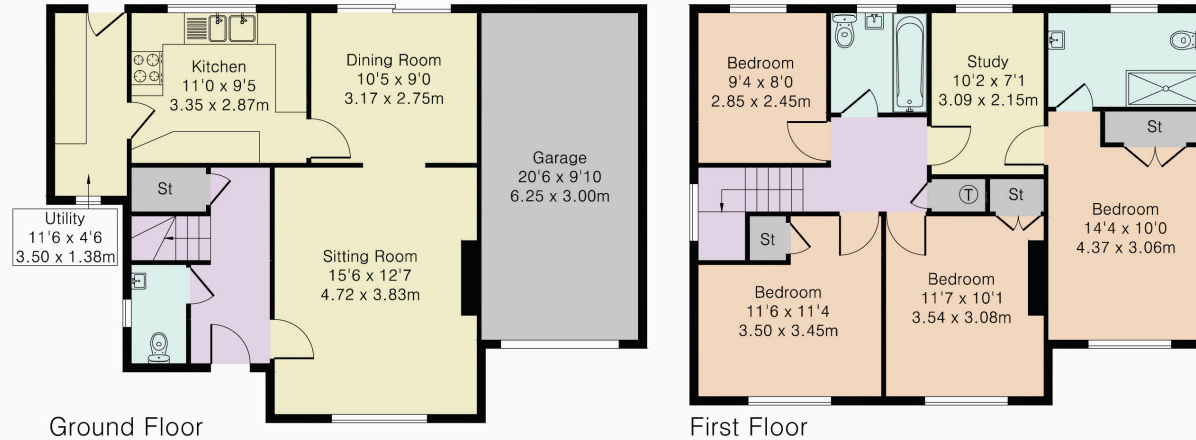
"We've had 25 very happy years at Noverton Lane, with easy access to Cleeve Hill for walks, and only a 10 minute drive to town centre. It is also a bonus having unique village amenities."







Approximate Gross Internal Area 1501 sq ft – 140 sq m
 Ground Floor Area 571 sq ft – 53 sq m
 First Floor Area 728 sq ft – 68 sq m
 Garage Area 202 sq ft – 19 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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