

PerryBishop

PROPERTY MADE PERSONAL



Barley Road, Cheltenham, Gloucestershire GL52 3PF

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Cheltenham, Gloucestershire GL52 3PF

Key Features



5
Bedrooms



4
Bathrooms



3
Receptions

- Detached
- Contemporary home
- Four bedrooms
- Study/bedroom five
- Garage
- Views to the hills
- EPC: B

About the property

An impressive contemporary detached home presented in immaculate condition throughout with stunning views onto The Cotswold Hills and close to the village of Prestbury. This outstanding modern property is arranged over three floors, with over 2300 sq. ft. of living accommodation.

The property provides an entrance hall with stairs rising to first floor and doors to all ground-floor rooms. The high-specification kitchen provides a range of high and low-level units with integrated appliances and ample space for dining and entertaining. The rear reception room has a vaulted ceiling and features a wood-burning stove with glazed doors leading out to a recently added modern conservatory overlooking the rear garden which has been landscaped to provide several areas to relax in.

On the first floor, there are four bedrooms, two of which have en suite facilities. The master bedroom occupies the entire second floor and features a dressing area and

en suite bathroom.

Externally, the single garage has been thoughtfully extended to provide a fully equipped home gym. This is of course a flexible space and could be used as a home office, playroom, or a further living space.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, 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

Leaving Cheltenham town centre on Prestbury Road (B4632) continue on passing a petrol station on the left, further on you will pass The Wilson Health centre, again on your left and Barley Road is the next left turn. The property will be found on the left.

What3Words: ///deed.below.papers

Services & Tenure

The tenure is freehold. All mains services are understood to be connected. There is a service charge of £190 pa paid to Meadfleet for upkeep of common areas.

Local Authority

Cheltenham Borough Council

Council Tax Band- E

Our reference

CHE/NB/MS/21112024

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

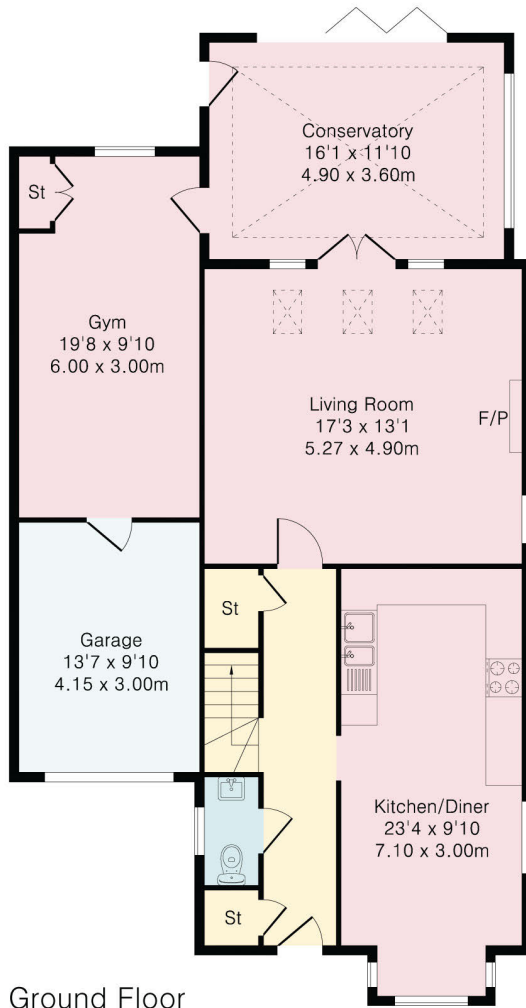
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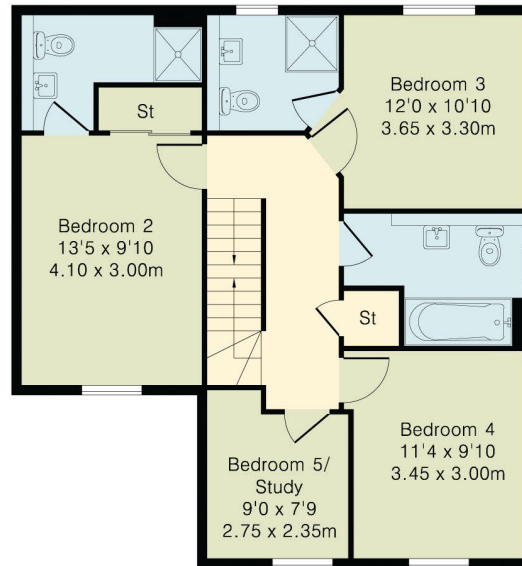
Ground Floor

Approximate Gross Internal Area 2330 sq ft - 217 sq m

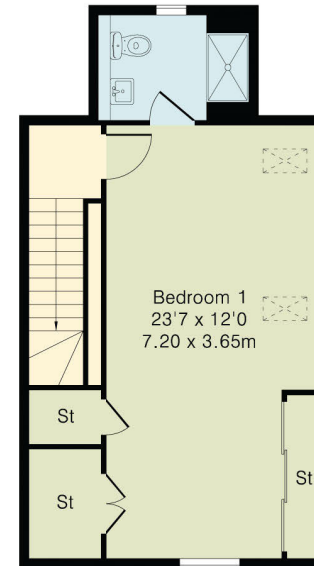
Ground Floor Area 1193 sq ft - 111 sq m

First Floor Area 716 sq ft - 67 sq m

Second Floor Area 421 sq ft - 39 sq m



First Floor



Second Floor





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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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