

## Studland Drive, Prestbury, Cheltenham, Gloucestershire GL52 5BT



Family home • Three bedrooms • Popular Prestbury location • Scope to modernise throughout •  
Excellent off-road parking • Garage • No onward chain • EPC C

# Studland Drive,

Prestbury, Cheltenham, Gloucestershire GL52 5BT

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Situated in a popular residential area, this three bedroom family home offers spacious accommodation and an excellent opportunity for a buyer looking to modernise and make a property their own.

The ground floor includes an entrance hall, a generous living/dining room, kitchen, utility, conservatory, and a useful downstairs shower room. On the first floor there are three bedrooms and a family bathroom.

Outside, the front of the property benefits from a wide block-paved driveway providing off-road parking and access to the garage. To the rear, there is a long garden with lawn, patio, and established trees and shrubs.

This property represents a fantastic opportunity to create a home tailored to individual taste in a sought-after location.

## 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

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 the Perry Bishop office on Bath Road, head north towards Cheltenham town centre. Continue straight over the junction with Montpellier Terrace and onto Oriel Road, then follow the one-way system around Berkeley Street and onto North Place. At the roundabout, take the exit onto Prestbury Road (B4632) and continue through Prestbury village. Turn right onto New Barn Lane, then left into Studland Drive where the property can be found as indicated by a Perry Bishop 'For Sale' board.

What3Words: ///once.uses.system

## Services & Tenure

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

## Local Authority

Cheltenham Borough Council

Council Tax Band D

## Our reference

CHE/BM/KF/15092025

## We'd love to hear from you

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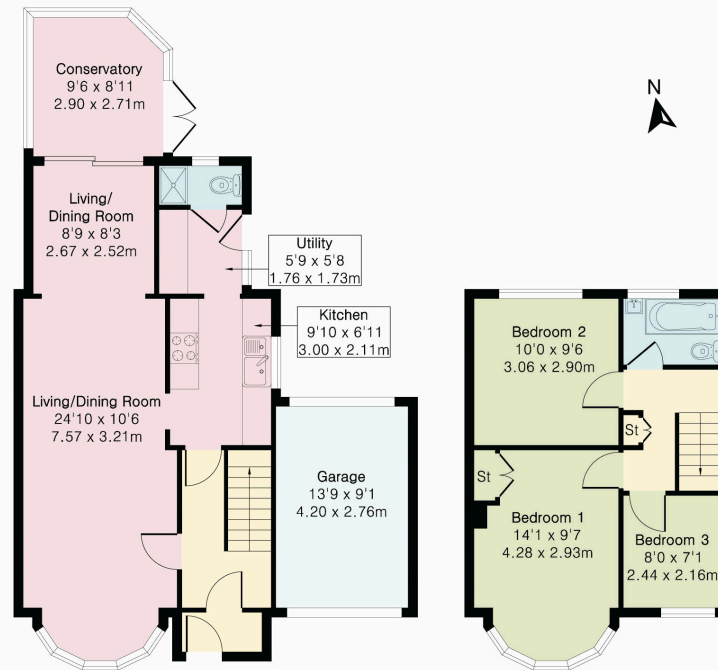


**Approximate Gross Internal Area 999 sq ft - 93 sq m  
(Excluding Garage)**

Ground Floor Area 616 sq ft – 57 sq m

First Floor Area 383 sq ft – 36 sq m

Garage Area 125 sq ft – 12 sq m



Ground Floor

First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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