



## 39 NOVERTON LANE

Prestbury, Cheltenham, Gloucestershire, GL52 5DD

Presented by  
*Abigail Sutcliffe*

**PerryBishop**  
PROPERTY MADE PERSONAL

# Step Inside

An exceptional four-bedroom detached residence offering stylish modern living, a south-facing landscaped garden and superb views towards Cleeve Hill, ideally positioned on the sought-after Noverton Lane in Prestbury.

## KEY FEATURES

- Beautifully renovated Four-bedroom detached home on the sought-after Noverton Lane
- Impressive galleried dining hall with a vaulted ceiling
- Spacious living room with log burner and patio doors to the south-facing garden
- Versatile home study/playroom ideal for modern family living
- Well-appointed kitchen with adjoining utility room
- Four generous double bedrooms, including a principal bedroom with ensuite
- Stylish family bathroom
- Tandem garage with useful loft storage above and parking for four cars
- Beautifully landscaped garden perfect for outdoor entertaining

## ABOUT THE PROPERTY

Entering the entrance hall, you are welcomed into an impressive galleried dining hall that creates a striking first impression, enhanced by an wonderful sense of light and space. The spacious living room provides a warm and inviting setting, complete with a log burner and direct access onto the south-facing garden, seamlessly blending indoor and outdoor living. A versatile study/playroom offers flexible accommodation perfectly suited to modern family life, while the well-appointed kitchen is complemented by a practical adjoining utility room. A downstairs cloakroom completes the ground floor.

Upstairs, the property offers four well-proportioned double bedrooms, including a principal bedroom with ensuite. Three of the bedrooms benefit from fitted wardrobes, and a stylish family bathroom, finished to a high standard.

Externally, the beautifully landscaped garden has been thoughtfully designed for outdoor entertaining and relaxation, featuring a patio area positioned to make the most of the sun and carefully considered planting. A tandem garage with useful loft storage above adds further practicality, while the driveway provides parking for at least four vehicles. To the front, the property enjoys attractive views towards Cleeve Hill. This outstanding home combines contemporary comfort with an enviable setting, making it an ideal family home.

Located on the outskirts of Cheltenham, Prestbury is a highly sought-after village celebrated for its historic charm and elegant character. The area offers a delightful mix of period properties, modern homes, and tree-lined streets, providing a tranquil, village-like atmosphere while remaining close to Cheltenham's amenities. Residents benefit from scenic green spaces, boutique shops, traditional pubs, and excellent schools, making Prestbury ideal for families and professionals seeking the perfect blend of heritage, comfort, and community.



















## ADDITIONAL INFORMATION

### Directions

What3words: ///sticks.estate.races

### Services & Tenure

Tenure - Freehold

Utilities - Include Water Supply, Sewerage, Heating, Electricity Supply.

Broadband - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 10000 Mbps and highest available upload speed 10000 Mbps.

### Local Authority

Local Authority- Cheltenham Borough Council

Council Tax Band - G

EPC Rating - B

### Our reference

CHE/AS/EN/24022026

### We'd love to hear from you

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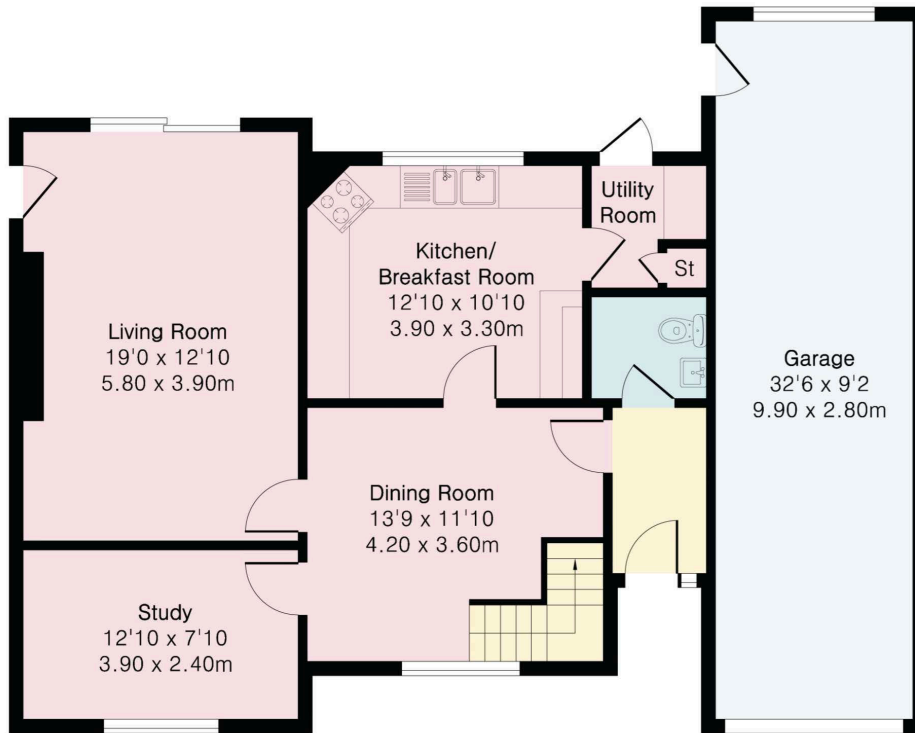
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		86 B	90 B

**Approximate Gross Internal Area 1710 sq ft - 159 sq m  
(Including Garage)**

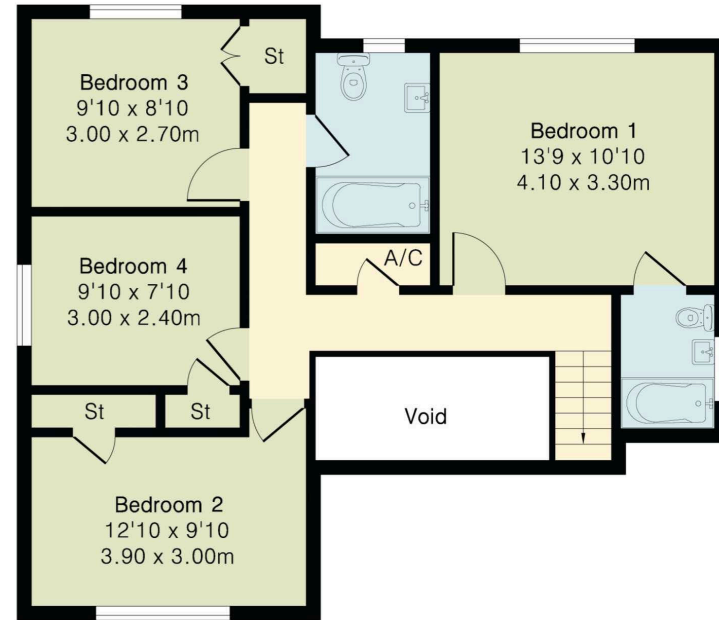
Ground Floor Area 768 sq ft – 71 sq m

First Floor Area 644 sq ft – 60 sq m

Garage Area 298 sq ft – 28 sq m



Ground Floor



First Floor





**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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