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Prestbury

Nick GRIFFITH  
ESTATE AGENTS

# Prestbury

Shaw Green Lane, Prestbury, Cheltenham, GL52 3BS

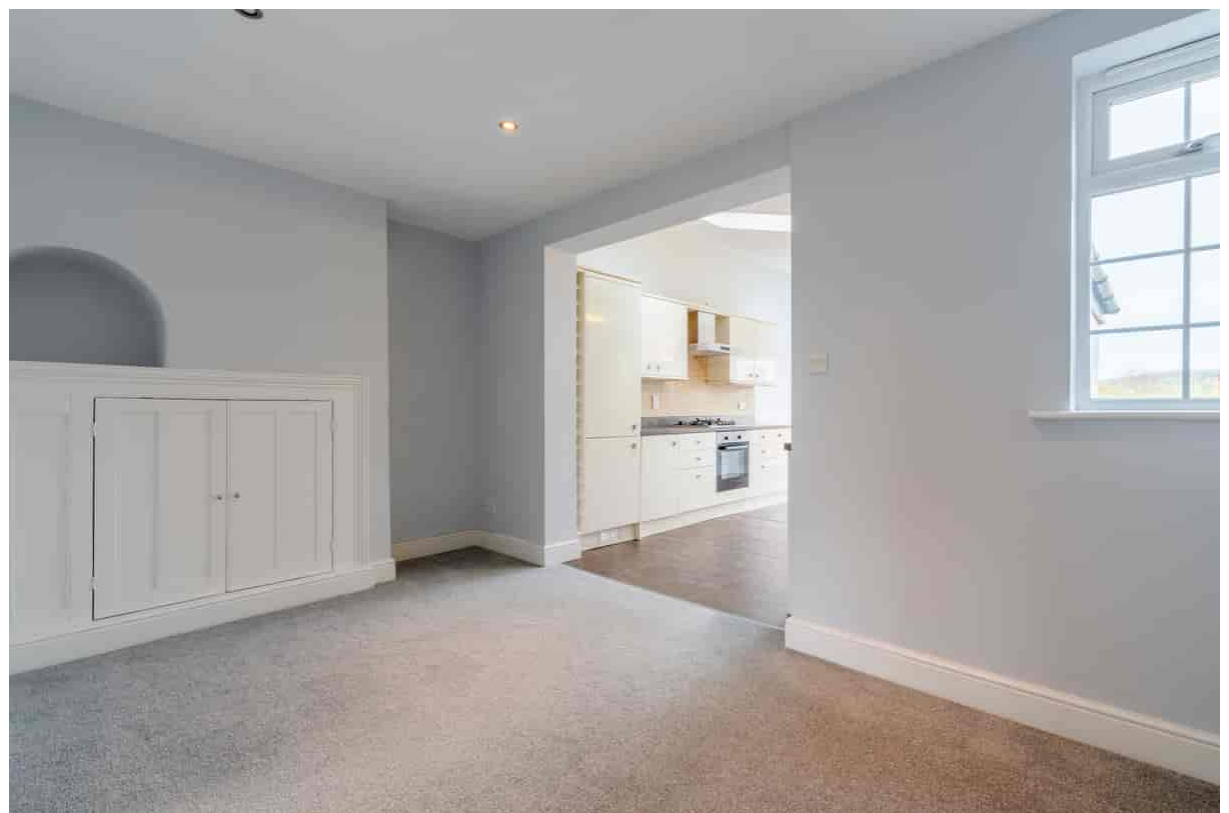
£399,950 Freehold

**A charming, 2 bedroom, cottage with off-road parking, a lovely garden, and glorious views towards Cleeve Hill.**

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen/breakfast room • 2 bedrooms • bathroom • off road parking • gas central heating & double glazing • lovely garden • glorious views • pedestrian gated rear access

## Description

A beautifully presented cottage, situated in this highly sought after semi-rural location backing onto open fields. The accommodation includes entrance hall, living room with feature fireplace, and a dining room which is open to the kitchen/breakfast room. The good size kitchen/breakfast room has a range of integrated appliances and double doors opening out to the rear garden. Upstairs, there are 2 bedrooms and a recently refitted bathroom. Outside, there is a gravelled driveway providing parking for 1 car and a lovely landscaped rear garden with pedestrian gated access. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council - Tax Band C.



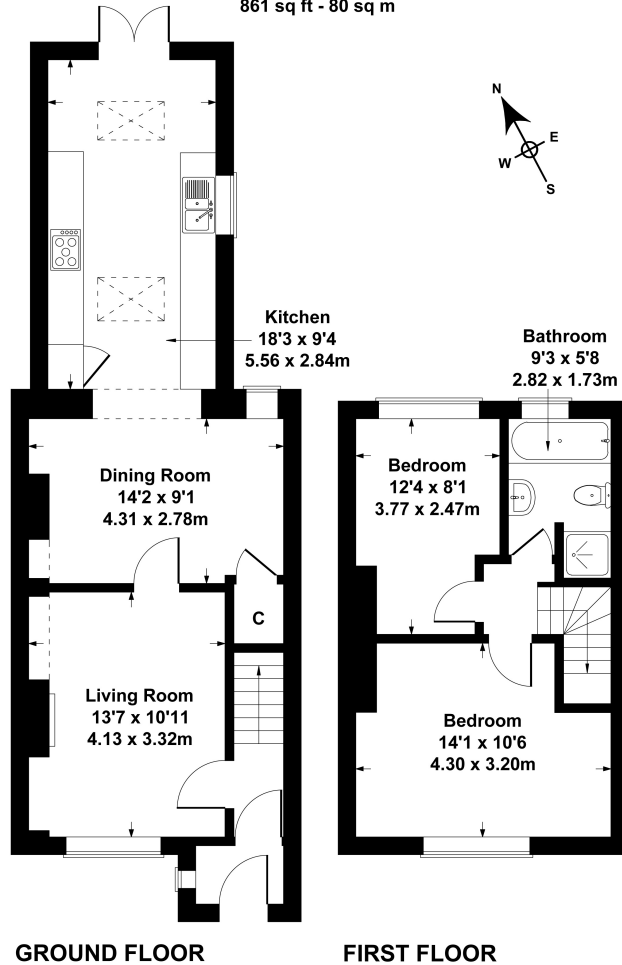


### **Situation**

A quiet country lane, situated on the edge of the village just a short distance from excellent pubs, glorious walks, the racecourse, and a range of amenities found in the village centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# 23 Shaw Green Lane

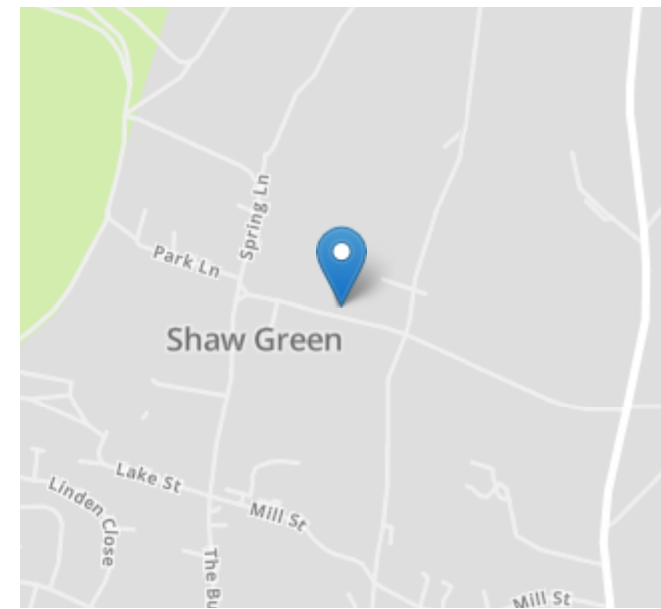
Approximate Gross Internal Area  
861 sq ft - 80 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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