



Prestbury

 Nick
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ESTATE AGENTS

Prestbury

Bramble Rise, Prestbury, Cheltenham, GL52 5LR

Guide Price £650,000 Freehold

An extended 4 bedroom, detached, family house, situated in a quiet no-through road close to Prestbury village and the town centre.

Reception hall • living room • magnificent kitchen/dining room • utility room • cloakroom • 4 bedrooms • 2 bath/shower rooms • single garage • front & rear gardens • gas central heating • double glazing • close to good schools & amenities

Description

A beautifully presented home which has been extended and upgraded creating stylish family living space, close to schools and amenities. The accommodation includes a reception hall, living room with feature wood burner, an impressive kitchen/dining room with fully retractable bi-folding doors opening up to the rear, a separate utility room, and a downstairs cloakroom. Upstairs, there are 4 good size bedrooms and 2 luxury bath/shower rooms, the master bedroom with en suite. Outside, there are landscaped gardens, a driveway, and a single garage with an electric roller door. The property further benefits from gas central heating and double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



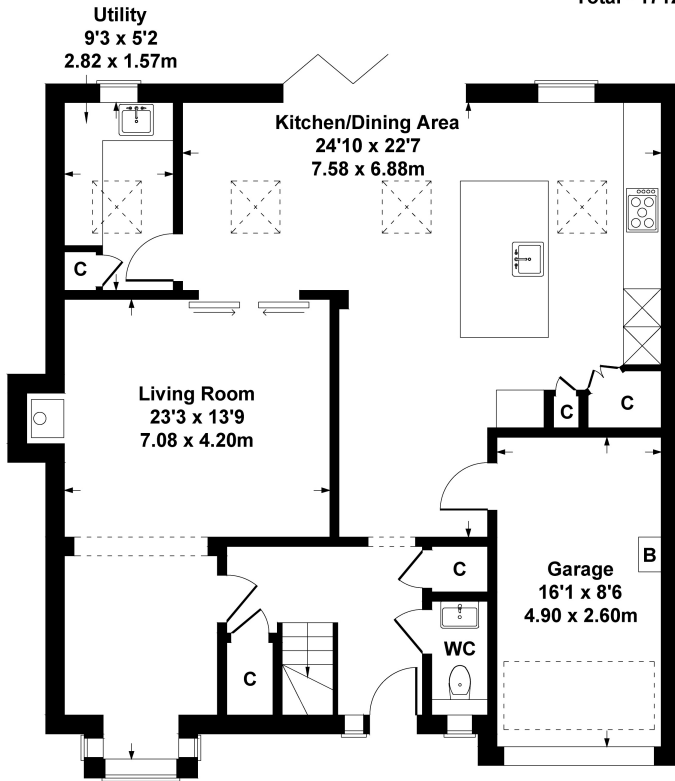


Situation

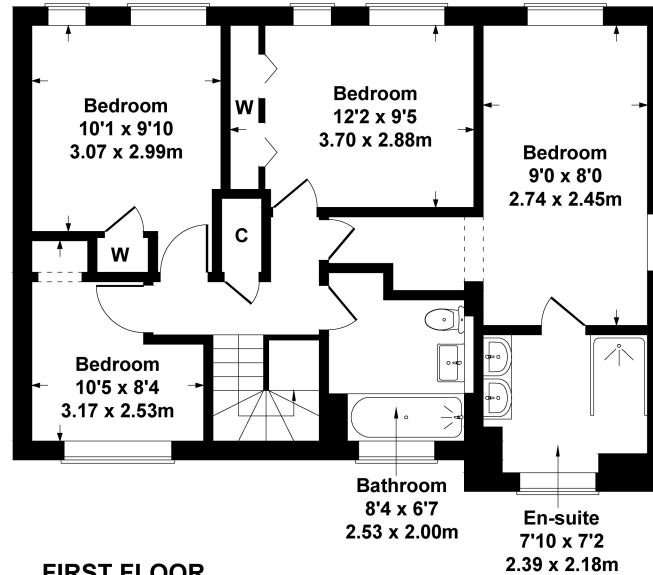
Situated just a short walk from Prestbury village with an excellent selection of pubs, glorious countryside, the racecourse, and a range of amenities found in the village centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

11 Bramble Rise

Approximate Gross Internal Area
 House - 1572 sq ft - 146 sq m
 Garage - 140 sq ft - 13 sq m
 Total - 1712 sq ft - 159 sq m



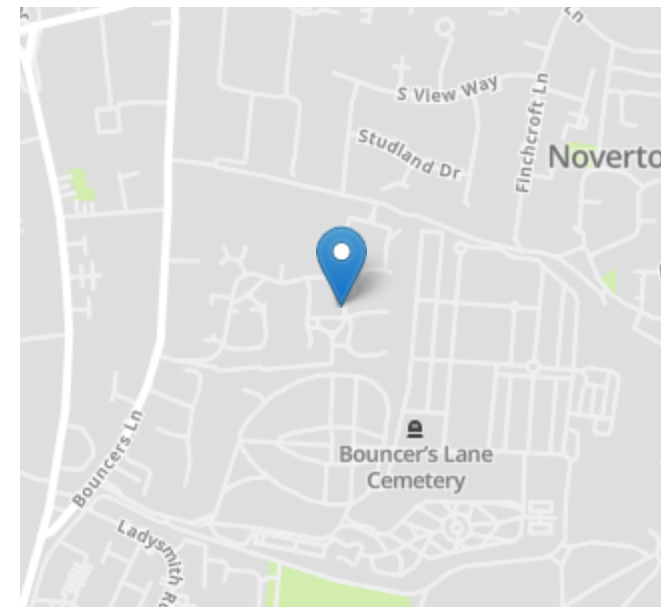
GROUND FLOOR



FIRST FLOOR

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+) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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