



Prestbury

 Nick
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ESTATE AGENTS

Prestbury

Mill Reef Drive, Prestbury, Cheltenham, GL52 5FF

£795,000 Freehold

A beautifully presented, 5 bedroom, detached, family house, situated near to glorious countryside and the centre of the village.

Reception hall • living room • kitchen/dining /family room • utility room • cloakroom • home office/bedroom 6 • 5 bedrooms • 4 bath/shower rooms • landscaped garden • garage & parking • gas central heating & double glazing

Description

An attractive, 5/6 bedroom, detached, family house, set in a commanding position on this popular development with far reaching views towards Cleeve Hill in one direction and the town in the other. The accommodation includes, on the ground floor, a reception hall; a generous dual aspect living room with recently installed fireplace and media wall, and French doors leading to the rear; a kitchen/dining/family room which has also been recently updated and offers ample storage space, quality integrated appliances, a seating/tv area and bi-folding doors opening to the garden; a utility room; and cloakroom. On the first floor, there are 3 bedrooms, 3 bath/shower rooms, and a home office/bedroom 6. The principle bedroom is a good size, with a contemporary en suite. The guest bedroom also has an en suite shower room. On the top floor, there are 2 generous double bedrooms and a bathroom. Externally, there is a stylish landscaped garden with both lawn and entertaining areas, parking at the front, and an attached garage with access from the garden. The property has gas central heating and double glazing throughout. Tewkesbury Borough Council Tax Band F.



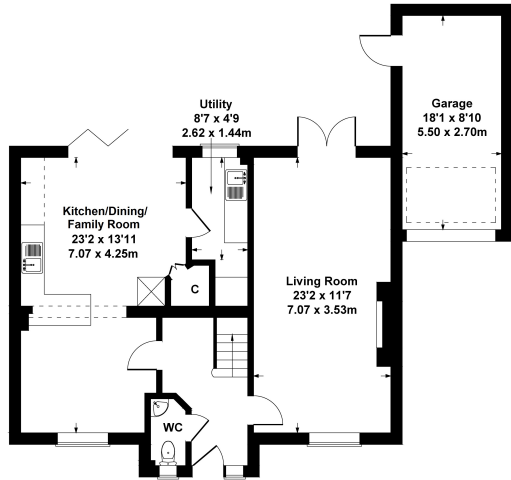


Situation

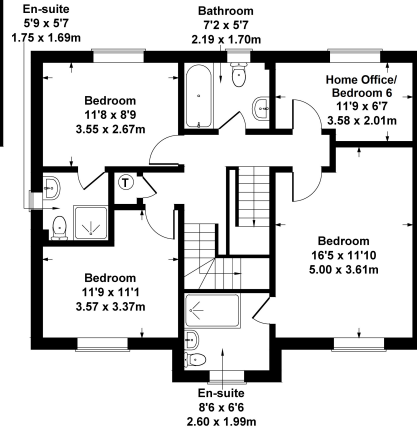
Situated just a short walk from Prestbury village with an excellent selection of pubs, glorious countryside, the racecourse, and a range of amenities found in the village centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the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

1 Mill Reef Drive

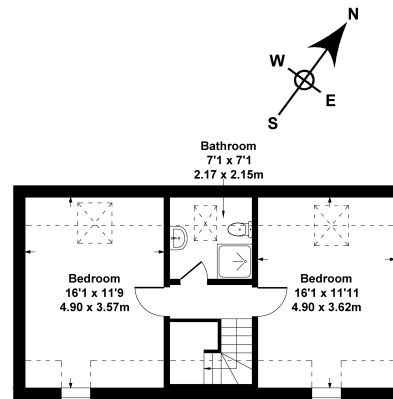
Approximate Gross Internal Area
2142 sq ft - 199 sq m



GROUND FLOOR

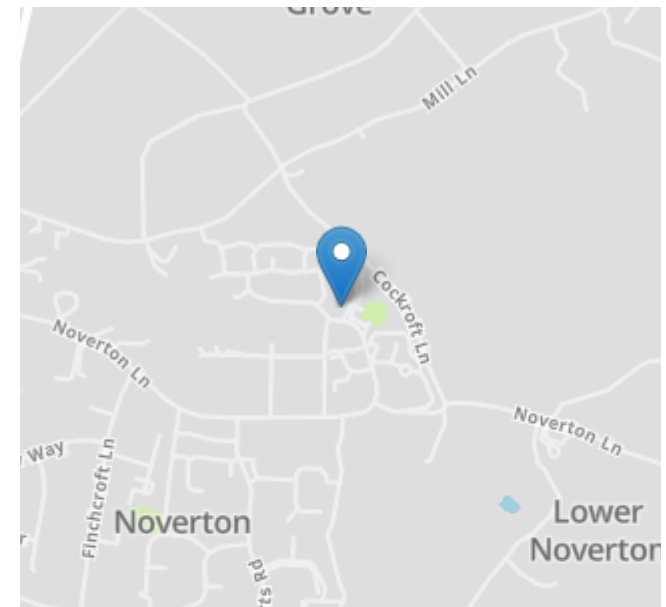
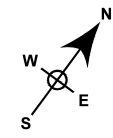


FIRST FLOOR



SECOND 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. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(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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