



Prestbury

 Nick
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ESTATE AGENTS

Prestbury

Piccadilly Way, Prestbury, Cheltenham, GL52 5DQ

£535,000 Freehold

A beautifully presented 3 bedroom, link-detached, house with additional ground floor bedroom and en suite wet room, situated in this quiet cul-de-sac close to the centre of the village and glorious countryside.

SOUGHT AFTER LOCATION • entrance porch • entrance hall • downstairs cloakroom • c.16' living room • dining room • kitchen • utility room • downstairs 4th bedroom/family room • downstairs wet room • 3 further bedrooms • family bathroom • mature rear garden • driveway providing off road parking • no onward chain

Description

Built by the reputable builder, Bob Chick, we are delighted to offer for sale this versatile 3/4 bedroom, link-detached, family home, situated near the centre of Prestbury with good local amenities. This beautifully cared for home has a ground floor converted bedroom/family room with its own private access and wet room, offering valuable and versatile additional living space. The accommodation comprises an entrance porch leading into the welcoming hallway with downstairs cloakroom, and access to the previously mentioned ground floor bedroom/family room which has a large atrium providing plenty of light and a sliding door to the generous en suite wet room. The 16' living room has a large window to the front aspect and sliding doors to the separate dining room. The attractive kitchen offers a range of wall and base units with an additional similar size utility room, housing plenty of appliance space and access into the rear garden. On the first floor are 3 well proportioned bedrooms (2 with built-in wardrobes), and a family bathroom. Outside, there is a block paved driveway providing off-road parking, and side gate leading to the enclosed rear garden laid mainly to lawn with a generous patio, ideal for outdoor dining.

Further Information:

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



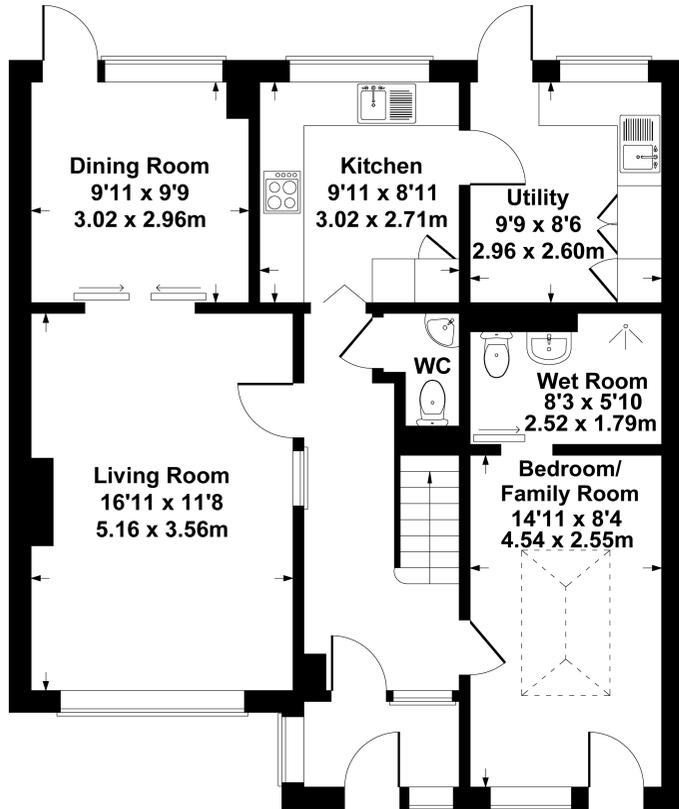
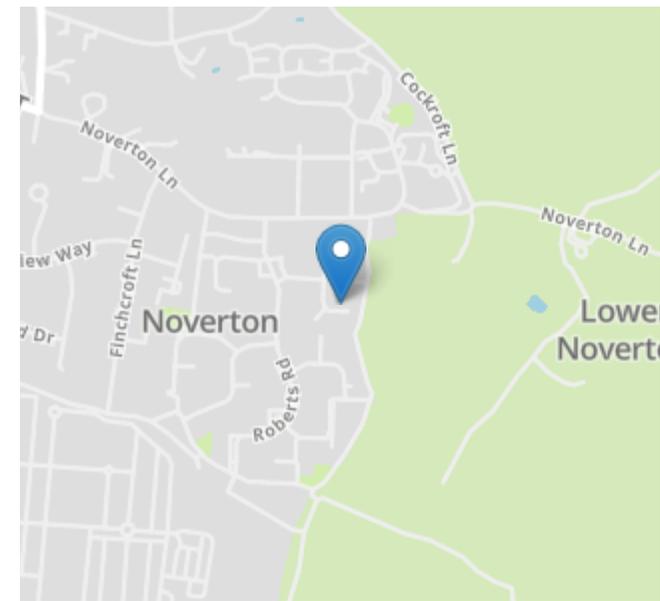


Situation

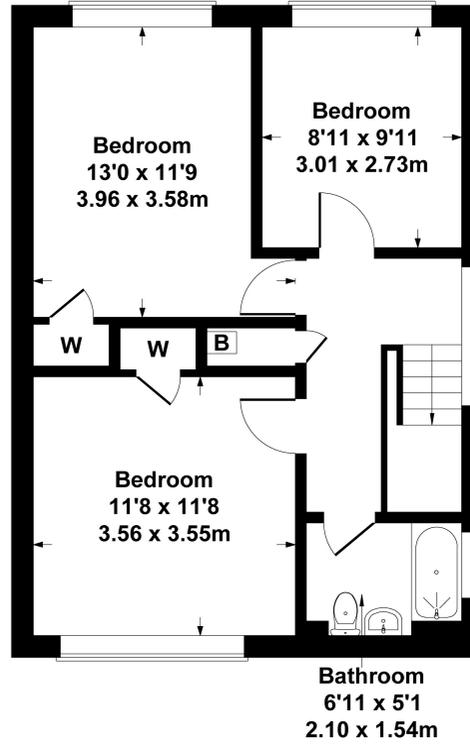
Situated just a short walk from Prestbury village with an excellent selection of pubs, glorious countryside, the racecourse, and a range of amenities found in the village centre. There is also a bus stop opposite the property with a service going directly to the town centre. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

28 Piccadilly Way

Approximate Gross Internal Area
1356 sq ft - 126 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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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