



Prestbury

 Nick  
**GRIFFITH**  
ESTATE AGENTS



# Prestbury

Honeysuckle Close, Prestbury, Cheltenham, GL52 5LN

£550,000 Freehold

A 4 bedroom detached family house situated in this quiet no through road and adjoining playing fields at the rear.

NO ONWARD CHAIN • reception hall • living room • dining room • home office • kitchen/breakfast room • cloakroom • 4 bedrooms • 2 bath/shower rooms • garage & parking • lovely garden • double glazing & gas central heating

## Description

An attractive, well presented detached house enjoying a lovely open outlook at the rear. The accommodation includes a reception hall, living room with feature fireplace and patio doors to the rear, dining room, home office, downstairs cloakroom, and a kitchen/breakfast room with a range of integrated appliances. Upstairs, there are 4 bedrooms and 2 bath/shower rooms, the master bedroom with en suite. Bedroom 2 is currently used as a dressing room with fitted furniture and interconnecting doors to the master bedroom. Outside, there are lovely landscaped front and rear gardens, a driveway providing parking for 2/3 cars, and a single garage. The property further benefits from gas central heating and double glazing.







### 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.

### Further Information:

**Local Authority** Cheltenham Borough Council.

**Tax Band** E.

**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

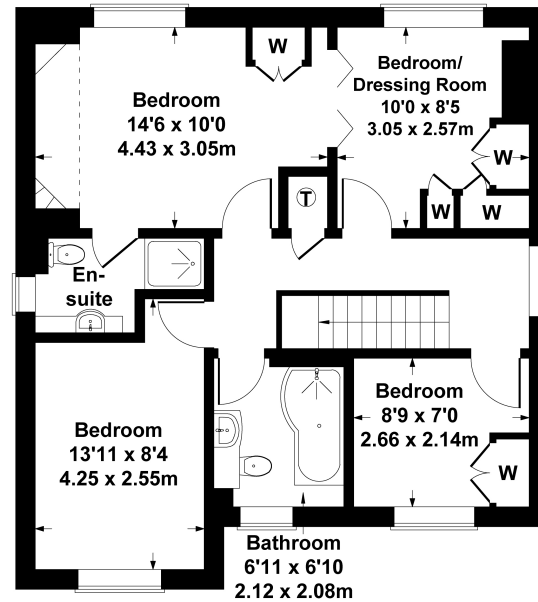
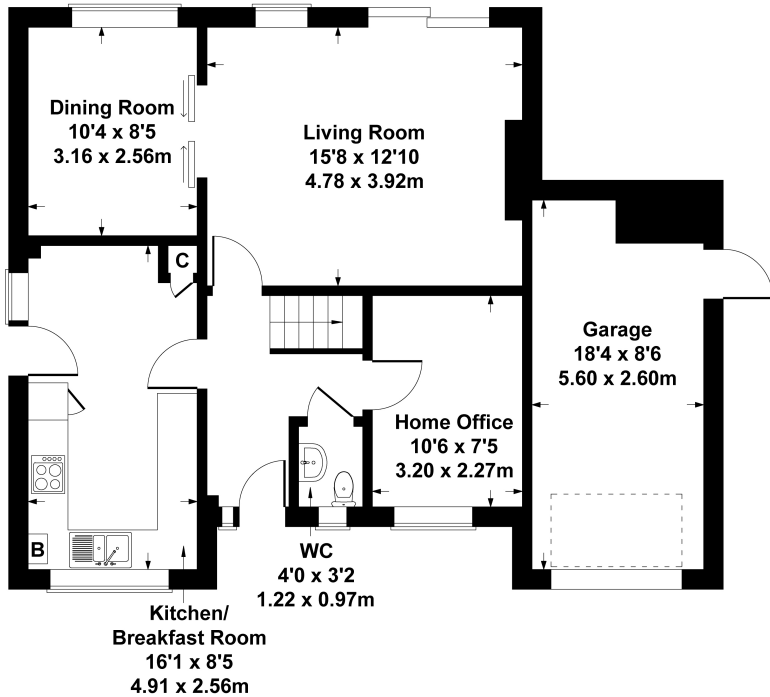
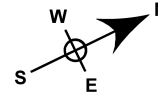
**Heating** Gas Central Heating.

**Broadband** Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

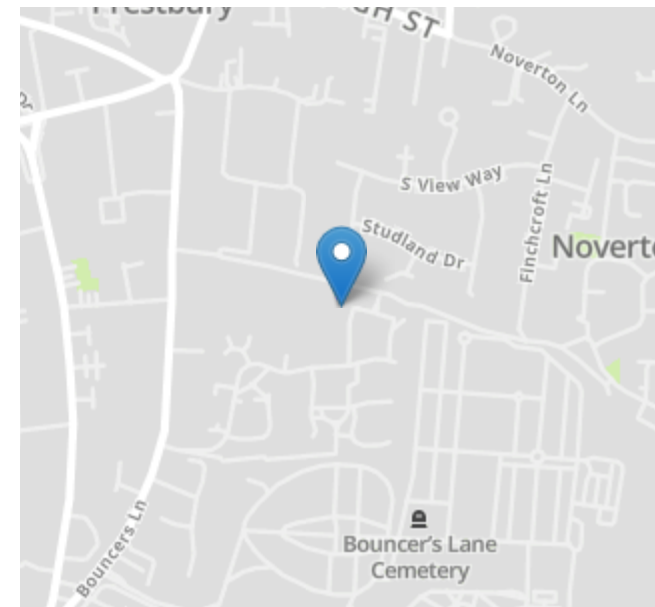
# 5 Honeysuckle Close

Approximate Gross Internal Area  
 Main House - 1227 sq ft - 114 sq m  
 Garage - 161 sq ft - 15 sq m  
 Total - 1389 sq ft - 129 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>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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