



Prestbury

 Nick  
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ESTATE AGENTS

# Prestbury

Prestbury Manor House, Southam Road, Prestbury, Cheltenham, GL52 3NQ

£220,000 Share of Freehold

An impressive first floor, 2 bedroom, apartment forming part of this magnificent Grade II listed manor house, situated close to glorious countryside and the centre of the village.

NO ONWARD CHAIN • reception hall/home office area • living/dining room • kitchen • 2 double bedrooms • bathroom • gas central heating • communal gardens • residents parking • secure carport • use of communal tennis court • security entry phone system

## Description

This first floor apartment forms part of Prestbury Manor House, which is believed to date back to the 1840s and was previously the residence of the Baghot De La Bere family. The very well presented accommodation includes a reception hall/home office area, good size living/dining room with feature fireplace and lovely views towards Cleeve Hill, kitchen with a range of integrated appliances, 2 double bedrooms, and a bathroom with shower over the bath. Externally, the property is approached via a long sweeping driveway, leading to the impeccably maintained communal grounds, which extend to approx. 3 acres, and include a hard tennis court, ample residents and guest parking and a private secure carport. The property further benefits from gas central heating and is offered for sale with no onward chain.





### Situation

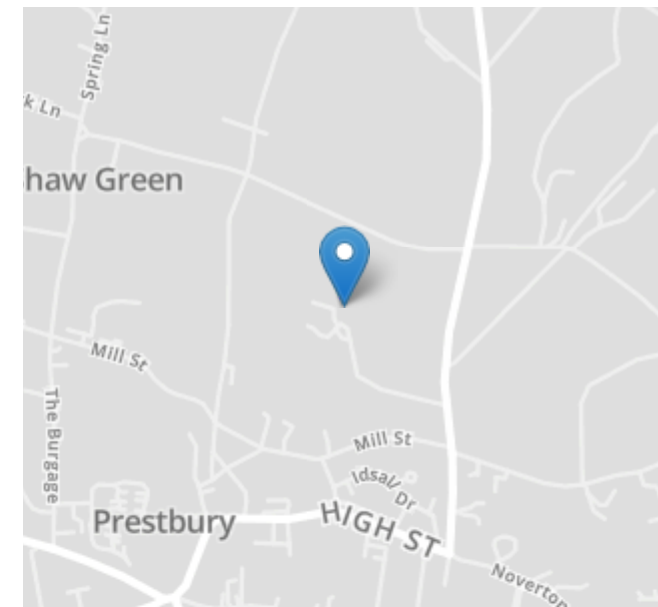
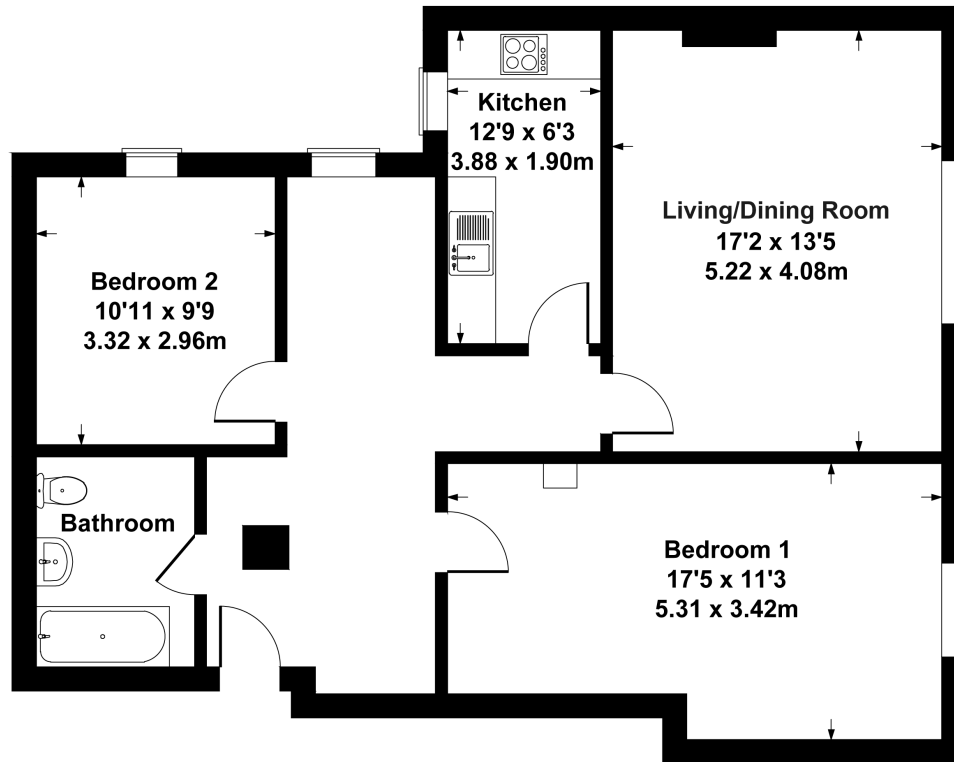
Set at the foot of the Cotswold escarpment close to Cheltenham Racecourse, the historic and well patronised village of Prestbury is located on the northeast fringe of the town. Buffered by greenbelt to the north and just 3 miles from the centre of Cheltenham, the village provides a perfect balance of town and country living. Prestbury is a thriving village arranged around the 12th century church of St Marys. There are 3 public houses, a highly regarded primary school, a post office, and general stores.

### Further Information:

**Lease** 125 years as of 1993. **Service Charge** Currently £2868 per year. **Ground Rent** Peppercorn. **Freeholder** The Hayes (Prestbury) Management Company own the freehold of which each resident has a share. **Management Company** Cambray Property Management. **Please note** A levy of £3,000 for routine exterior works is due in 2025. **Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

# Flat 6 Prestbury Manor

Approximate Gross Internal Area  
904 sq ft - 84 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.

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