



Prestbury



# Prestbury

Westwood Lane, Prestbury, Cheltenham, GL52 5DL

£700,000 Freehold

An extended 4 bedroom, detached, family house situated in this quiet no-through road, close to glorious countryside and the village centre.

Reception hall • living room • home office/family room • magnificent kitchen/dining room • utility room • cloakroom • 4 bedrooms • 2 bath/shower rooms • double garage & driveway • good size garden • gas central heating & double glazing • EV charger point • solar panels with battery storage

## Description

A beautifully presented detached house which has been extended and upgraded providing good size family living space. The accommodation includes reception hall, double aspect living room with wood burner, home office/family room, an impressive kitchen/dining room with bi-fold doors over looking the garden, a separate utility room, and a downstairs cloakroom. Upstairs, there are 4 bedrooms and 2 bath/shower rooms, the master bedroom with en suite. Outside, there is a generous garden, off-road parking for 2 cars, and a double garage with interconnecting door to the main house. The property further benefits from gas central heating, double glazing, EV charger point, and solar panels with battery storage.

## Further Information:

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



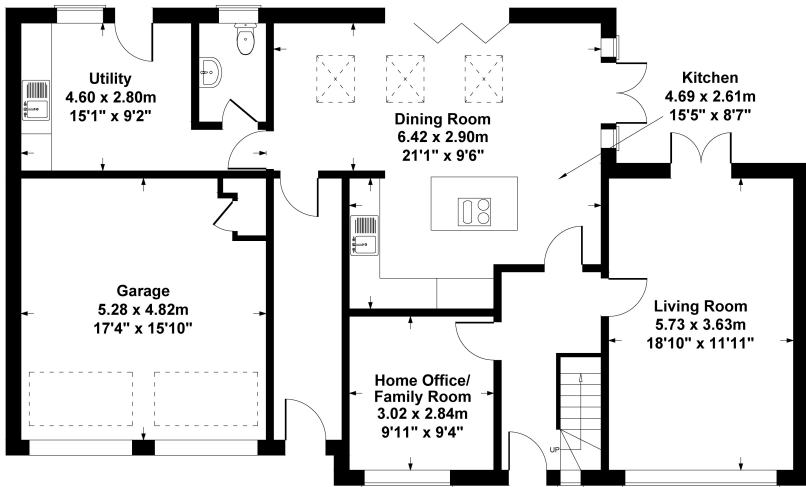


### Situation

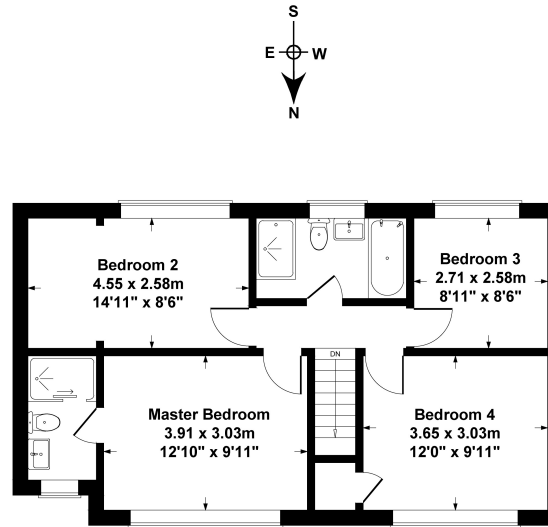
Situated just a short walk from Prestbury village with an excellent selection of pubs, glorious countryside, the racecourse, and a range of amenities found in the village centre. There is also bus stop nearby with a service going directly to the town centre. Cheltenham is a vibrant Regency town, best 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.



Approximate Gross Internal Area  
 Main House - 149 sq. metres (1604 sq. feet)  
 Garage - 25 sq. metres (269 sq. feet)  
 Total - 174 sq. metres (1873 sq. feet)



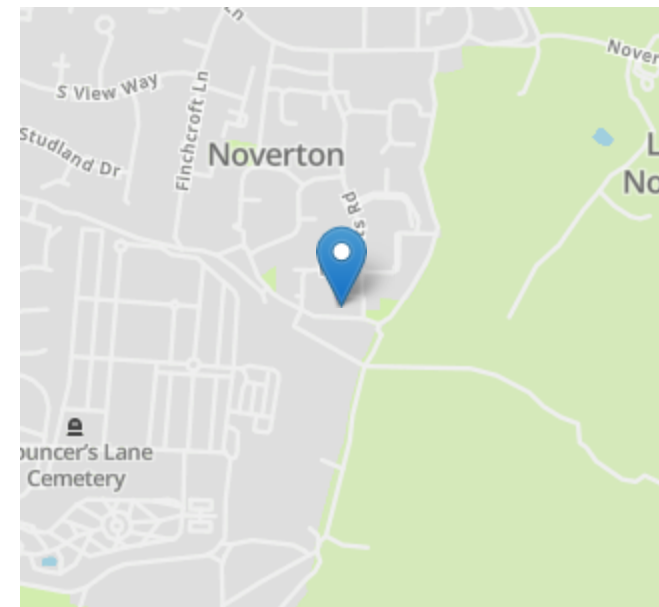
Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



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