



Prestbury



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Bouncers Lane, Prestbury, Cheltenham, GL52 5JF

Guide Price £500,000 Freehold

A 4 bedroom semi-detached house, set in a generous plot offering excellent scope to extend/develop (with the relevant consents).

Entrance hall • living room • dining room • kitchen • 4 bedrooms • 2 bath/shower rooms • detached double garage • driveway • good size garden • gas central heating • double glazing

## Description

A traditional 4 bedroom house with a good size level garden, situated close to the village centre. The accommodation includes an entrance hall, living room with feature woodburner, dining room, kitchen, and a ground floor shower room. Upstairs, there are 4 bedrooms and a recently refitted bathroom. Outside, there is off-road parking for a couple of cars, a detached double garage, and a west facing garden. The property further benefits from gas central heating and double glazing.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** C.

**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.



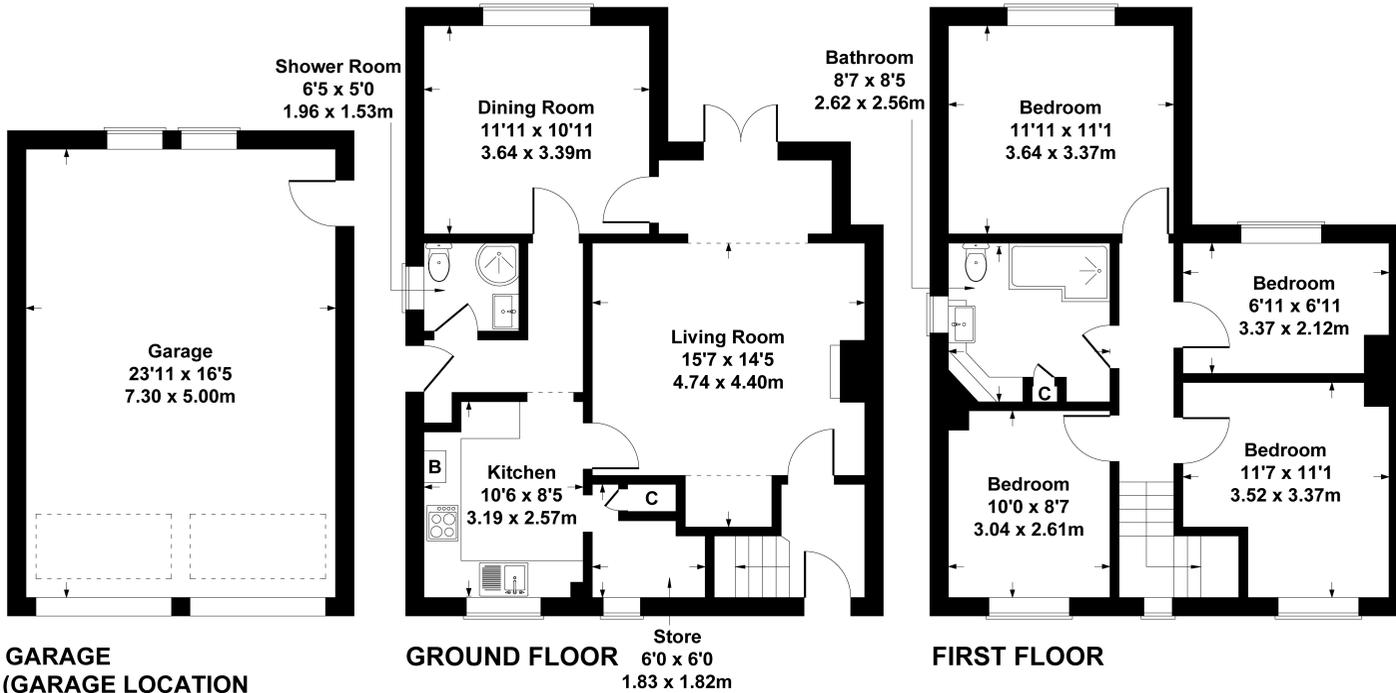


### **Situation**

Situated in the heart of Prestbury village just a short distance from excellent pubs, glorious walks, the racecourse, and a range of amenities found in the village centre including St Marys Primary School. 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.

# 4 Bouncers Lane

Approximate Gross Internal Area  
 House : 1206 sq ft - 112 sq m  
 Garage : 398 sq ft - 37 sq m  
 Total : 1604 sq ft - 149 sq m



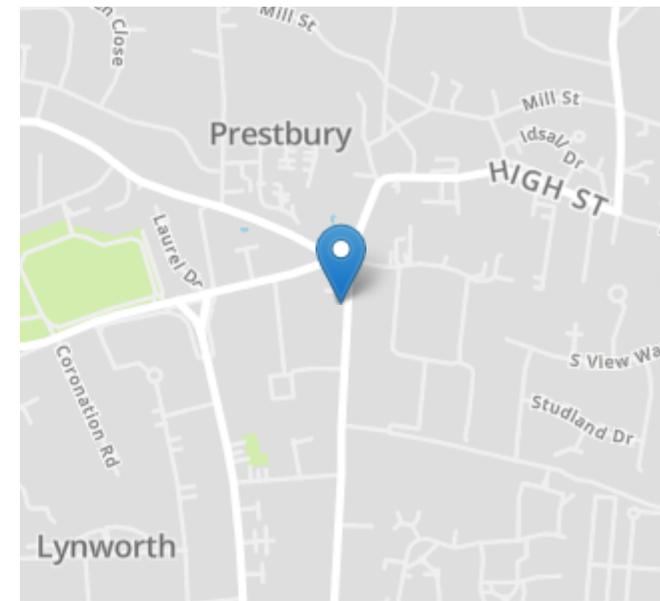
**GARAGE**  
(GARAGE LOCATION NOT ACCURATE)

**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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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