



Prestbury



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Prestbury

High Street, Prestbury, Cheltenham, GL52 3AR

£865,000 Freehold

A substantial 6 bedroom, semi detached landmark property, situated in the centre of Prestbury village.

APPROX. 3800 SQUARE FEET • reception hall • sitting room • family room • snug • magnificent kitchen/dining room • utility room • private landscaped garden • home office • 6 bedrooms • 5 bath/shower rooms • studio/flat • garage & parking

Description

A charming, character property which has been extended and improved creating practical family living space behind an attractive period façade. The very well presented and versatile accommodation includes a reception hall, sitting room with feature fireplace, family room, snug with wood burner, a magnificent kitchen/dining room, and separate utility room. The lower ground floor is currently used as a home office. Upstairs, there are 6 double bedrooms and 5 bath/shower rooms (3 en suite). There is also a self-contained studio/flat with living room/bedroom, kitchen, and shower room. Due to the prominent location, this property offers potential for commercial use subject to the relevant planning consents. Outside, there is a large driveway offering ample parking, a detached garage, and a private garden with sun terraces and lawn.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** G. **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 walk from excellent 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.

Approximate Gross Internal Area
 Main House - 357 sq. meters (3843 sq. feet)
 Garage - 17 sq. meters (183 sq. feet)
 Total - 374 sq. meters (4026 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		77
C		
(55-68)	59	
D		
(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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