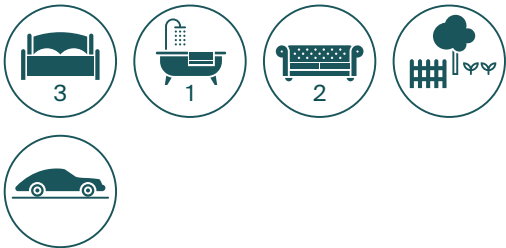


# Shaw Green Cottage Prestbury GL52





## A charming 17th Century thatch cottage in a highly sought after village.



Facing east/west and set side onto the lane, Shaw Green Cottage is a delightful Grade II listed three bedroom cottage that occupies a superb plot with super gardens on both sides.

The accommodation is typical of the type of property being linear with a dual aspect throughout the ground floor and slightly reduced head height, because of the eaves, on the first floor.

Arranged either side of a central dining hall there is a kitchen/ breakfast room and a cosy sitting room that focuses on a central fireplace complete with wood burner.

Upstairs, there are two large double bedrooms at either end of the cottage, a single bedroom and a family bathroom.

The thatch was completely replaced 6 years ago and is in great shape



Cheltenham (Montpellier) 3 miles  
 Cheltenham Spa Train Station 3\*  
 miles  
 Oxford 40 miles  
 London 97 miles  
 (Distances approximate).



The gardens to both the front and rear of the cottage are well established and provide areas of lawn, a vegetable patch and a private patio area. Towards the rear of the plot is a useful home office and garden shed.

There is gated tandem off road parking for 2-3 cars with plenty room to create more turning/parking spaces and site a garage, subject to the necessary consents.

Services:

All mains services are connected and the thatch roof space is fitted with a hard wired fire alarm.

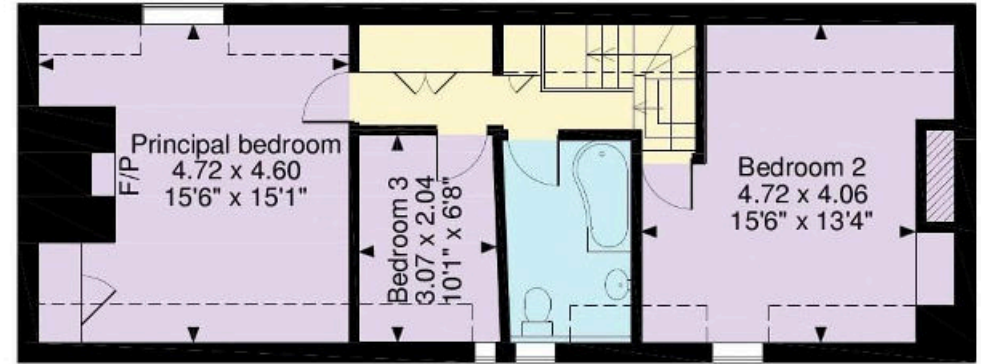
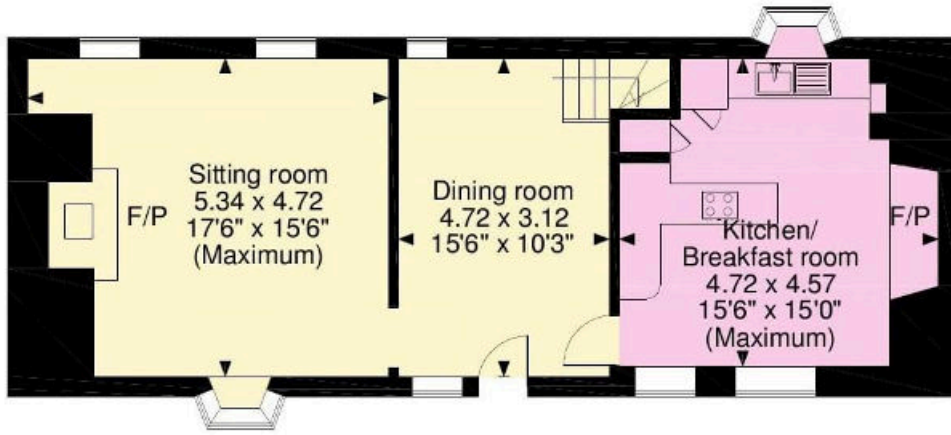
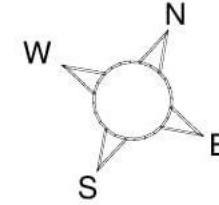
*Located at the foot of the Cotswold escarpment close to Cheltenham Racecourse, Shaw Green Cottage sits on the northern edge of the historic village of Prestbury.*

*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 centred on the 12th Century Church of St Marys. Also within walking distance there are 2 well patronised public houses, a Raymond Blanc White Brasserie Co restaurant, award winning country butcher, pharmacy and general stores.*

**Approximate Gross Internal Floor Area**  
**108 sq m/1,161 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Knight Frank  
Cheltenham  
123 Promenade  
Cheltenham  
GL50 1NW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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01242 246959  
tom.banwell@knightfrank.com



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [xxxxxxxx 20xx ], Photographs and videos dated [xxxxxxxx 20xx ].

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