



Prestbury Road, Cheltenham,  
Gloucestershire GL52



# 49 Prestbury Road, Cheltenham

## GL52 2BY

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Prestbury Road is a lovely Grade II listed renovated family home with the option of a self-contained apartment on the lower ground floor. The house has been renovated from top to bottom to create flexible and well-proportioned accommodation whilst retaining period features throughout amongst modern fittings.



**Guide price:** £895,000

**Tenure:** Freehold

**Local authority:** Cheltenham Borough Council 01242 262626

**Council tax band:** E



Retaining a  
wealth of  
period  
features  
throughout.





## The Property

The house briefly comprises an entrance hall which leads into two reception rooms. The fireplaces and cornicing are all retained with ceiling rose and original windows. To the rear of the house lies a fantastic modern kitchen which is fully fitted with in-built appliances and French doors leading out onto the rear garden courtyard. The first floor leads to a mezzanine with the family bathroom and a separate W/C and shower room. This then leads up to two generous bedrooms both of which have built-in storage on either side of the fireplace. The principal bedroom is 19' long and benefits a dual aspect with generous proportions to the front of the house. The second floor leads up to a further bedroom with lovely views to the rear of the property and over the rear garden.

The lower ground floor features two bedrooms, one of which can be a reception room if set up as a flat. There is a utility room and shower room to the far end of the property with access to the courtyard and garden.

Outside, the house benefits from a landscaped rear garden which is walled with additional trellis and an area of raised decking from the kitchen/breakfast room. The property is on-street parking and sits close to Cheltenham town centre and Pittville Park.

## Location

Prestbury Road is a wide, tree-lined road situated to the north of Cheltenham town and within easy strolling distance of the centre. This district of Cheltenham is highly regarded and boasts many individual homes, period terraces and Victorian villas. It lies close to Pittville Park, the largest ornamental park in Cheltenham that features the Pump Rooms and lakes with walkways and bridges. Cheltenham itself is a Regency Spa town renowned for its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques and world-renowned schools including Cheltenham Ladies' College and Dean Close.



A fantastic rear garden with raised decking and a sunken terrace.



# PRESTBURY ROAD, GL52

Approx. gross internal area

2117 Sq Ft. / 196.7 Sq M.



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I would be delighted to tell you more

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All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209



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 08/2022. Photographs and videos dated 08/2022.

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