



Noverton Rise, Prestbury, Gloucestershire

---





# Noverton Rise, Prestbury, Gloucestershire

A lovely family home in the sought after village of Prestbury.

Noverton Rise is a fantastic family home sitting in an elevated position with a private gated driveway and a generous rear garden. The house has flexible and well-proportioned accommodation over two floors with a fabulous open plan kitchen family room, two further reception rooms, four bedrooms, a family bathroom and two shower rooms.

Cheltenham (Montpellier) 3 miles | Cheltenham Spa Train Station 3• miles

Winchcombe 5 miles | Cirencester 20 miles

Oxford 40 miles | London 97 miles

(Distances approximate).



**Guide price:** £960,000

**Tenure:** Available freehold

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

**Council tax band:** F





A fantastic flexible layout with a generous garden.







## The property

The house is approached off Noverton Lane with the front door leading from a generous driveway and a gravel walkway.

The property opens up into a lovely, spacious reception hall with marble flooring and a cloakroom. To the right of the hall is a good-sized formal sitting room with a fireplace. To the rear of the house lies the expansive kitchen/family room with an island unit and floor and wall-mounted storage amongst built-in appliances. There is a well-equipped utility room with extra storage and white goods for everyday use. The rear of the kitchen family room has space for a seating area and dining area with bi-folding doors leading out onto the generous garden. A separate family room with built-in storage completes the ground-floor living space.

There are four bedrooms upstairs, two of which have en suite shower rooms. The two remaining bedrooms share a modern family bathroom which has been finished to a high standard.

Outside is a lovely rear garden with a patio terrace and a large area of level lawn. A mixture of mature shrubs and plants at the borders creates excellent privacy. There is also a substantial area to the front of the house with gated access and a generous driveway.





## Situation

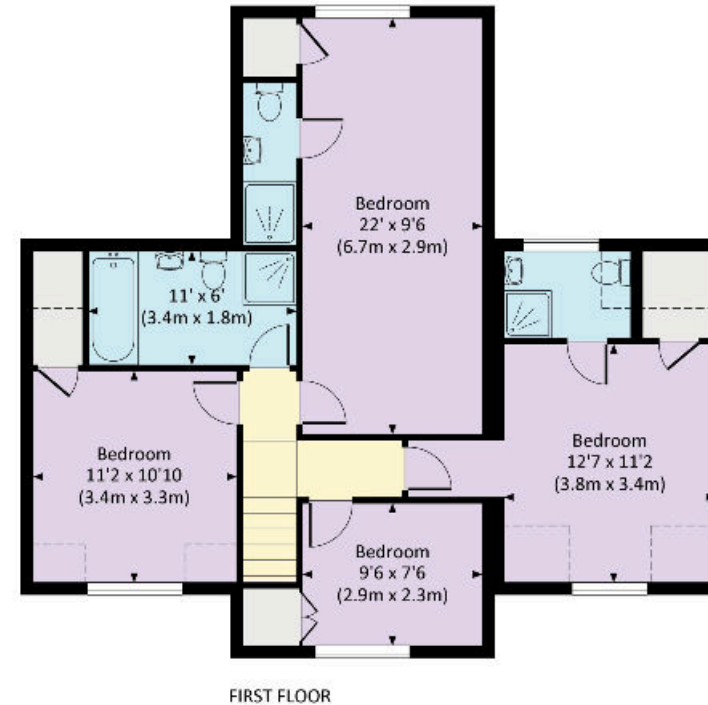
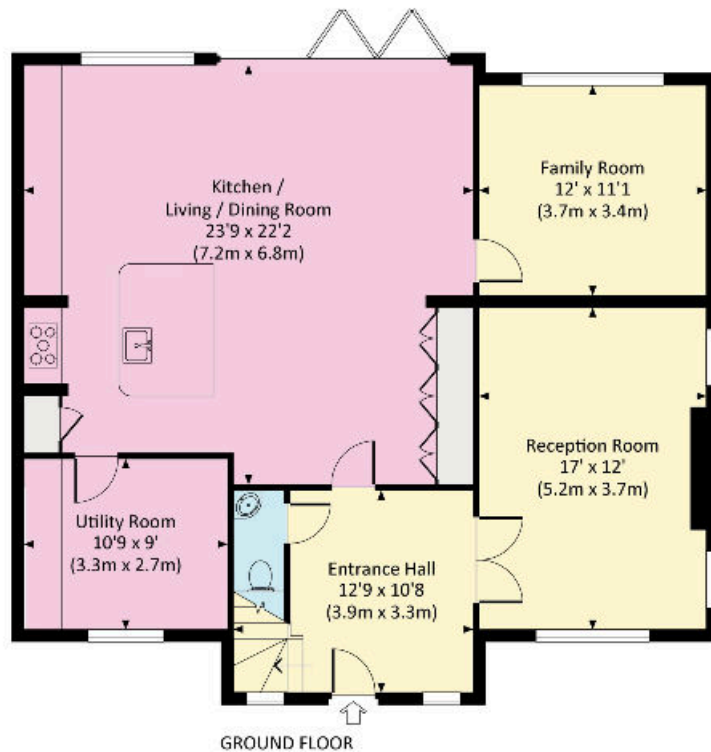
Prestbury is a thriving village centred on the very active 12th Century Church of St Marys. Also within walking distance of Lane End, there are 2 well patronised public houses, a Raymond Blanc White Brasserie Co restaurant, an award winning country butcher, a pharmacy, coffee house/bakery, general stores and finally, the very popular Prestbury St. Mary's primary and junior schools.

There is also a well supported Women's' Institute, playing fields (children's playground, football pitches, running track) and a tennis club.



# NOVERTON RISE, NOVERTON LANE, GL52

Approx. gross internal area  
1935 Sq Ft. / 179.8 Sq M.



Knight Frank

123 Promenade  
Cheltenham GL50 1NW

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

I would be delighted to tell you more

Harry Bethell  
01242 246952

[harry.bethell@knightfrank.com](mailto:harry.bethell@knightfrank.com)

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated 11/2022. Photographs and videos dated 11/2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.