



The Old Dairy, Noverton Lane, Prestbury, Cheltenham, Gloucestershire

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# A superb single storey barn conversion set at the very foot of the Cotswold escarpment on the edge of Prestbury village.

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## Description

Set at the end of a no-through lane, just under the backdrop of Cleeve Hill, The Old Dairy is a charming single storey Cotswold stone barn conversion that looks out over private landscaped gardens that total approximately 0.4 of an acre.

Attached to a neighbouring stone barn by one end of the building, the property extends to approximately 2,276 square feet and includes lovely features such as flagstone floors, and exposed stone walls as well as vaulted ceilings that give a wonderful feeling of space.

The main living room focuses on a large wood burner, the room itself being large enough for sitting and dining. With an entirely glazed gable end, it is naturally light and it enjoys great views to the garden and towards the wooded backdrop of the hill. The farmhouse style kitchen, complete with an Aga, enjoys a dual aspect (east/west) with access onto both sides of the house where there are two contrasting garden areas. On one side of the house, there is a very pretty landscaped garden with a small brook trickling through and on the other, a south west facing afternoon sun terrace and vegetable garden.

A long corridor running away from the kitchen and living room leads to 5 bedrooms and 3 bathrooms in total, arranged as follows - a master bedroom with an en suite shower room, a guest bedroom with an en suite bathroom, three further bedrooms, a family bathroom and a further cloakroom. Extending to 0.4 of an acre, the plot is enclosed on all sides and gated to the front. There is parking for several cars and room to add a garage subject to the relevant consents.











## Location

Located at the foot of the Cotswold escarpment close to Cheltenham Racecourse, The Old Dairy occupies a peaceful position on the very edge of the historic village of Prestbury. Buffered by Greenbelt to the north, the Cotswold Area of Outstanding Natural Beauty to the east 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 the village boasts 2 well patronised village pubs, a superb restaurant called The Kings Arms, an award winning country butcher, a coffee house/bakery, general stores and finally, the very popular Prestbury St. Mary's primary and junior schools.

Cheltenham (Montpellier) 3 miles, Cheltenham Spa Train Station 3½ miles, Winchcombe 5 miles, Cirencester 20 miles, Oxford 40 miles, London 97 miles.  
(Distances approximate).

## Property Information

**Services** Mains water, electricity and gas are connected. Modern waste treatment plant installed in 2024 - shared with the adjoining neighbour.

**Local Authority** Tewkesbury Borough Council

**Council Tax Band** G

**Tenure** Freehold

**What3words** ///active.panels.expose





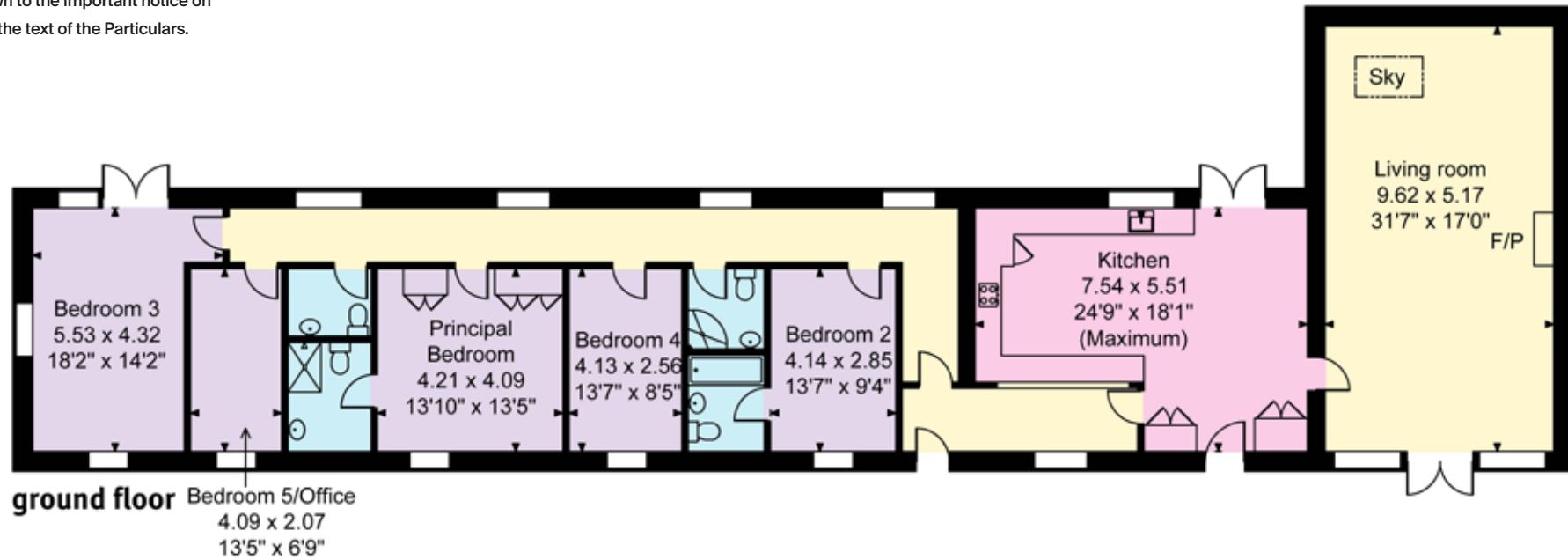




## Approximate Gross Internal Floor Area

Total Area: 211 sq.m / 2,276 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  
Gloucestershire  
GL50 1NW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Tom Banwell**  
01242 246 951  
[tom.banwell@knightfrank.com](mailto:tom.banwell@knightfrank.com)



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 October 2024. Photographs and videos dated October 2024.

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