



Bouncers Lane, Prestbury, Cheltenham



Bouncers Lane, Cheltenham

A fantastic family home in a generous plot which has been extended and renovated by the current owners.

Cheltenham Town Centre 1.5 miles. Cheltenham Spa Rail Station 3.8 miles.
M5 J11 (N&S) 5 miles. Winchcombe 6 miles. Cirencester 15 miles. London 95 miles.



Guide price: £825,000

Tenure: Available freehold

Local authority: Cheltenham Borough Council 01242 262626

Council tax band: E



A substantial plot
with ample parking.

The Property

Bouncers Lane is a lovely family home located close to Prestbury Village and is in an excellent location for proximity to Cheltenham town centre. The house has flexible and well-planned accommodation over two floors with a fabulous kitchen extension with bi-folding doors onto the rear garden.

The accommodation briefly comprises a welcoming and spacious reception hall which gives access to a playroom, sitting room and there onto a study/4th bedroom. The kitchen/dining room is a recent extension with access to a utility room and cloakroom.

Upstairs, there are three bedrooms and a family bathroom. The principal bedroom has an en suite shower room and built in storage. There is also a galleried landing space which works well as an office. To complete the house, there is also a cellar which is mostly used for storage.

Outside, there is a substantial garden with a large driveway for several cars. The garden is landscaped with a raised lawn with steps leading up from the house and a large area of wild garden to the far end of the plot. There is also a detached outbuilding which is currently used as a garage.



Location

Situated on the outskirts of the the historic village of Prestbury. Prestbury has plenty of amenities in the village to include pubs, cafes and a bakery. 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 to include Cheltenham Ladies' College and Dean Close.

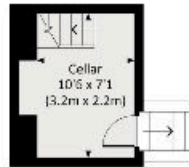
There are good communication links to major centres via the M5 (Junctions 10 & 11), the A419 to Swindon and the M4 and A40 to London. There are train services to London and other major cities from Cheltenham Spa, Kemble and Swindon.



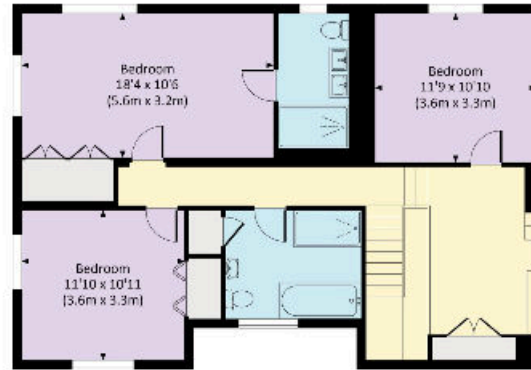
BOUNCERS LANE, GL52

Approx. gross internal area 2085 Sq Ft. / 193.7 Sq M.

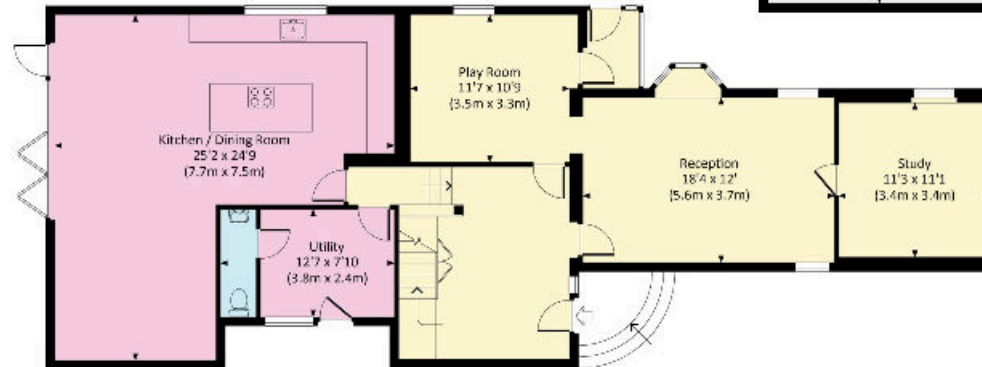
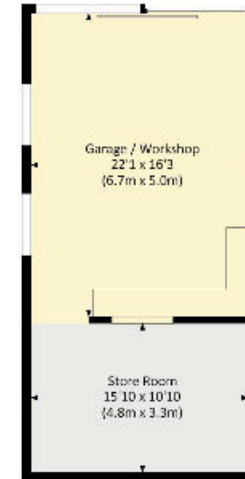
Approx. gross internal area 2628 Sq Ft. / 244.1 Sq M. Inc. Outbuilding



CELLAR



FIRST FLOOR



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

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I would be delighted to tell you more

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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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