

HIGH BEECHES, NOVERTON LANE,  
PRESTBURY, CHELTENHAM, GLOUCESTERSHIRE, GL52 5BB

 Charles Lear



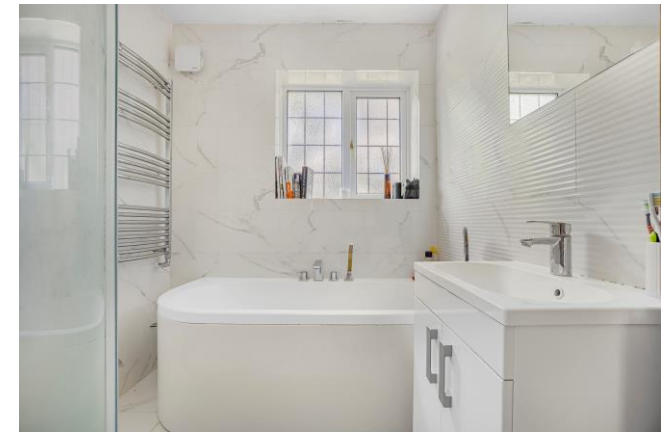
## HIGH BEECHES, NOVERTON LANE

Standing in an exquisite elevated position, set well back from the road in a mature 0.74 acre plot and within walking distance of the centre of the village, this wonderful family home offers generously proportioned accommodation, comprising three reception rooms, five bedrooms, garaging and parking.

- Porch leading to a wide reception hall with a cloak room, under stairs storage and stairs to the first floor
- Kitchen/breakfast room fitted with solid wood units and useful adjoining store rooms and utility room.
- Dining room with a feature fireplace and bay window to the front aspect
- 23'7 x 19'1 sitting room with dual aspect windows and patio doors, overlooking the magnificent rear garden
- Additional versatile family room, that opens into a large brick based conservatory
- Landing with a bathroom and separate WC and doors to all five bedrooms
- Detached double garage and ample parking for multiple vehicles
- Stunning and mature gardens with a sweeping lawn, interspersed with specimen trees, well stocked borders and pond.

Situated in an elevated position, on the edge of the popular village of Prestbury, this superb detached home sits on an outstanding 0.74 acre plot. The property offers versatile accommodation that comprises in brief, three reception rooms, a kitchen/breakfast room with adjoining utility and store rooms, WC, five bedrooms with the principal benefitting an en-suite and a bathroom with a separate WC.





### SITUATION

High Beeches sits in an enviable plot, within a short walk of the excellent amenities the village has to offer, these include a general store, award winning artisan butchers, bakery, a highly regarded gastro restaurant and two public houses. The regional centre of Cheltenham is about 2 miles away, providing a wider range of bespoke shops and restaurants along with a number of highly respected schools. The village is surrounded by beautiful countryside and Cleve Hill, the highest point of the Cotswold Hills, is within close proximity where there are lovely walks and views.

### GENERAL INFORMATION

Services:

Mains water, gas, electricity and mains drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (G) - £3635.05 pa. (2024/2025).

EPC Rating: D

Viewing Arrangements:

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area 2839 sq ft – 263 sq m  
 Ground Floor Area 1620 sq ft – 150 sq m  
 First Floor Area 950 sq ft – 88 sq m  
 Garage Area 269 sq ft – 25 sq m

