

MONZA, 243 PRESTBURY ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 3ET

 Charles Lear





## MONZA, 243 PRESTBURY ROAD

Designed by innovative local architect Roger Dyer epitomising modernist architecture, this very cool single storey property dates from the early 1970's and benefits from ergonomic accommodation set around three private sunny terraces with the addition of a superb swimming pool complex, garaging and a contemporary kitchen/breakfast room and bathroom.

- Highly individual detached property, one of only a few of this style dotted across the town
- Occupying a very private position, set back from the road with the benefit of generous parking as well as garaging, a pretty shepherds hut presently used as a workshop and beautifully planted low maintenance private terraces
- Entrance hall with a useful cloaks cupboard, 14' dual aspect sitting room leading to an exceptional refitted contemporary kitchen/breakfast room with various integrated appliances, an adjoining home office and separate store/boot room with a door to the garage
- Three bedrooms with aspects of a private terrace, WC and separate contemporary bath/shower room
- Exceptional swimming pool complex with shower facilities, beautifully planted and maintained outside spaces and a covered loggia ideal for al fresco dining

If you are a fan of clean lines and modernist architecture then this highly individual single storey dwelling should appeal to you. Constructed in the early 1970s the property features large windows flooding the rooms appealingly with light, wooden and beamed ceilings and painted brick walls creating a Scandi feel. The property is beautifully presented, with various private terraces and during the owners tenure it has been the subject of updating including the replacement of the kitchen and bathroom and the restoration of the pool area.







### SITUATION

The property is well screened from the road set behind an attractive brick wall and located between the historic village of Prestbury and Pittville both of which offer a good selection of amenities including an artisan butchers, cafes, public houses and schools, and of note and conveniently the recently constructed medical centre and chemist are opposite the property whilst the town centre is only two miles away providing a wider range of bespoke shops and restaurants along with several highly respected schools. Close by there are beautiful parks to enjoy and Cleve Hill deemed as the highest point of the Cotswold Hills, is within close proximity to enjoy spectacular views.

### GENERAL INFORMATION

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

Local Authority:  
Cheltenham Borough Council 01242 262626  
Council Tax Band: (F) £3,150.38 p.a.  
EPC Rating: E

Viewings are strictly by prior appointment through Charles Lear & Co. on 01242 222722.



**Approximate Gross Internal Area 2363 sq ft - 220 sq m**  
 Ground Floor Area 2280 sq ft - 212 sq m  
 Outbuilding Area 83 sq ft - 8 sq m

