

53 THE BURGAGE,  
PRESTBURY, CHELTENHAM, GLOUCESTERSHIRE, GL52 3DL

 Charles Lear



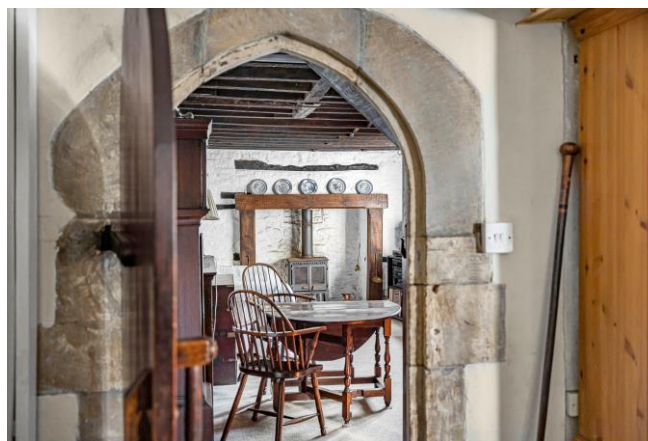


## 53 THE BURGAGE

This Grade II listed character cottage dates from the 17<sup>th</sup> century and retains a wealth of period features including beamed ceilings, stone mullion windows and door arch, exposed stone and brick walls and a feature inglenook fireplace. Externally the cottage benefits from a well-stocked garden whilst the cottage requires a comprehensive program of renovation throughout.

- Sought after location, in the centre of this popular village close to open countryside and local amenities
- Requiring a sympathetic program of updating and renovation throughout
- Kitchen with dual aspect windows with an adjoining rear lobby providing access to the garden
- 21' sitting room with an impressive inglenook fireplace, beamed ceiling and a beautiful stone arched doorway with a feature wooden door to the dining room
- Three bedrooms, the principal being approximately 11' square and a ground floor bathroom
- A well-stocked and enclosed westerly facing rear garden with an abundance of plants, shrubs and flowers

Owned by the family for the last three generations, this historic village property stands on a peaceful lane and is brimming with original features. The solid front door leads to a small entrance porch and then to the 21' sitting room which retains the original leaded light windows, beamed ceiling and fireplace. The sitting room adjoins the dining room which in turn leads to the bathroom and kitchen. On the first floor are three bedrooms, two of which are doubles. Externally there is a sizeable well stocked garden, full of charm with a patio area.







### SITUATION

The property stands on The Burgage, a popular lane within walking distance of the excellent facilities which include a general store, artisan butcher, primary school, highly regarded gastro restaurant, two public houses and the local Parish church. The regional centre of Cheltenham is c.2 miles distant providing a wider range of bespoke shops and restaurants along with a number of highly respected schools. The village is surrounded by beautiful unspoiled countryside, ideal for peaceful walks and Cleeve Hill, deemed highest point of the Cotswold Hills where there are panoramic views and home to the Cleeve Hill Golf course.

### GENERAL INFORMATION

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (E) - £2,665.71pa. (2024/2025).

EPC Rating: Exempt due to listing.

Viewing:

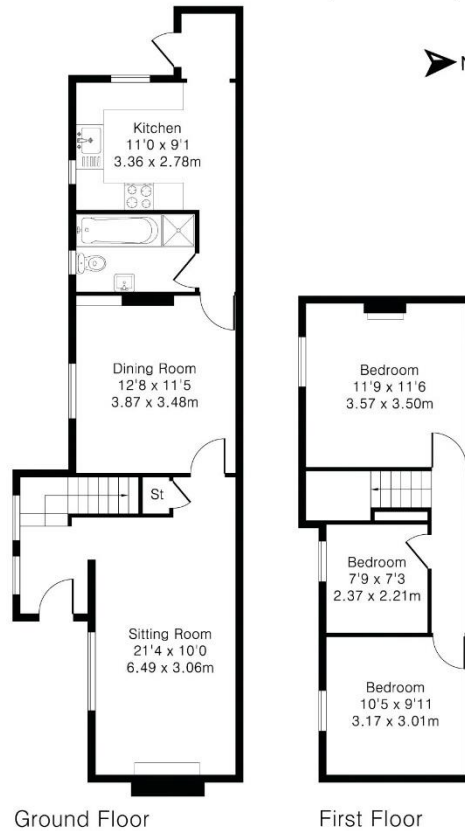
Strictly by prior appointment through the sole agents Charles Lear & Co. on 01242 222722.



**Approximate Gross Internal Area 968 sq ft - 90 sq m**

Ground Floor Area 607 sq ft – 56 sq m

First Floor Area 361 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

