

BARLEY ROAD,  
PRESTBURY, CHELTENHAM, GL52 3PF





## BARLEY ROAD

A spacious and well-presented family home in a sought-after location in Prestbury. Offering approx. 2,290 square feet of thoughtfully arranged accommodation, the property blends comfortable living with superb entertaining space. The private rear garden, with a paved terrace and lawned area, provides a peaceful retreat, while ample off-street parking adds to the convenience.

Entering the house on the ground floor, a generous hallway leads through to a well-proportioned kitchen and dining space, enjoying views over Prestbury Playing Fields and the stunning Cleeve Hill in the distance. The reception room comes first, with a conservatory extending from it, creating a bright and open flow to the garden. A gym on this level offers flexibility, while a convenient W.C provides added practicality.

The first-floor hosts three double bedrooms, two of which benefit from en-suite bathrooms, with the remaining bedroom serviced by a family bathroom. A further fourth bedroom on this level, currently used as a study, provides additional versatility.

The principal bedroom occupies the second floor, complete with an en-suite bathroom and built-in storage.

The house enjoys a private south-west facing, rear garden with a paved terrace and lawned area, ideal for outdoor entertaining. A garage and driveway provide ample off-street parking.







### SITUATION

Barley Road is located a short walk from the heart of Prestbury, a charming village offering a variety of local amenities including independent shops, cafés, and traditional pubs. The village is also home to scenic walks and open countryside, perfect for outdoor enthusiasts. For those with an interest in equestrian events, Cheltenham Racecourse is nearby. Prestbury is well-served with excellent transport links, providing easy access to Cheltenham town centre, as well as major road networks, ensuring convenience for both local living and commuting. Furthermore, there are a number of highly rated state & public schools within close proximity.

### GENERAL INFORMATION

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

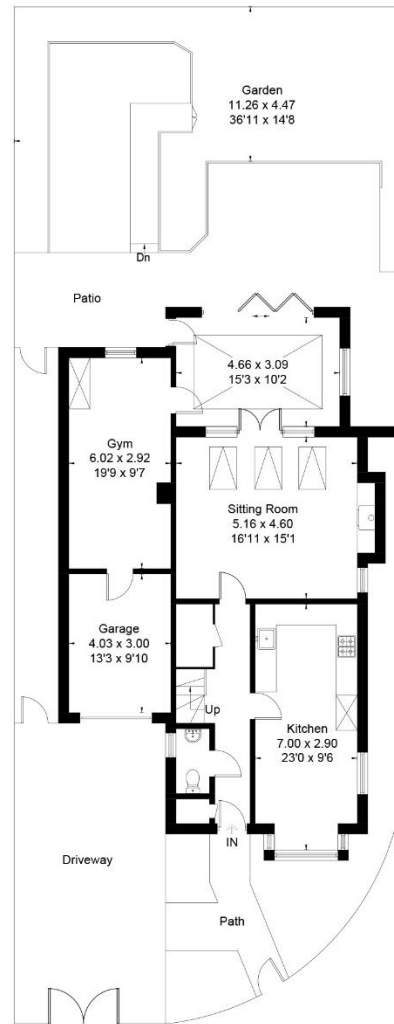
Local Authority:  
Cheltenham Borough Council: 01242 262626  
Council Tax Band: E

### VIEWINGS

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



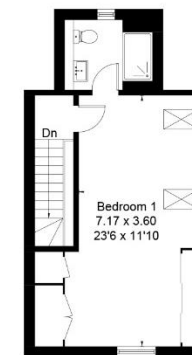
Approximate Floor Area = 212.8 sq m / 2290 sq ft



Ground Floor



First Floor



Second Floor