



Christmas Cottage, 6 The Courtyard, Southam Road, Prestbury, Cheltenham GL52 3NQ

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A modern Cotswold stone cottage located in a select development within the grounds of Prestbury Manor, a beautiful setting surrounded by countryside yet only a short distance from the village of Prestbury. Briefly the property comprises, wide hall, cloakroom, 2 receptions, fitted kitchen, 2 bedrooms (one ensuite) and bathroom.





'The Courtyard' is an attractive and imaginatively designed collection of cottages situated in a stunning setting within the grounds of Prestbury Manor.

The property has been well maintained and is nicely presented in neutral colour schemes throughout. To the ground floor is a wide entrance hall with stairs rise to the first floor and a modern refitted cloakroom. The kitchen is well fitted with base and wall mounted units and fitted appliances. To the rear of the property is the sitting room with open access to the dining room which in turn has a door leading to a southerly facing paved terrace. A returning staircase leads up to the first floor landing. The master bedroom is of a good size and features a dressing area fitted with wardrobes which leads to a modern ensuite shower room. To the front of the property is the second bedroom and a large refitted bathroom fitted with a white suite comprising a bath, shower cubicle, W.C. and basin.

Outside to the rear is a paved terrace with views towards the tennis court and the grounds of The Manor. There are extensive communal grounds with ample car parking and a tennis court for the residents use.

The property features gas fired central heating to radiators and uPVC framed double glazed windows.



General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham

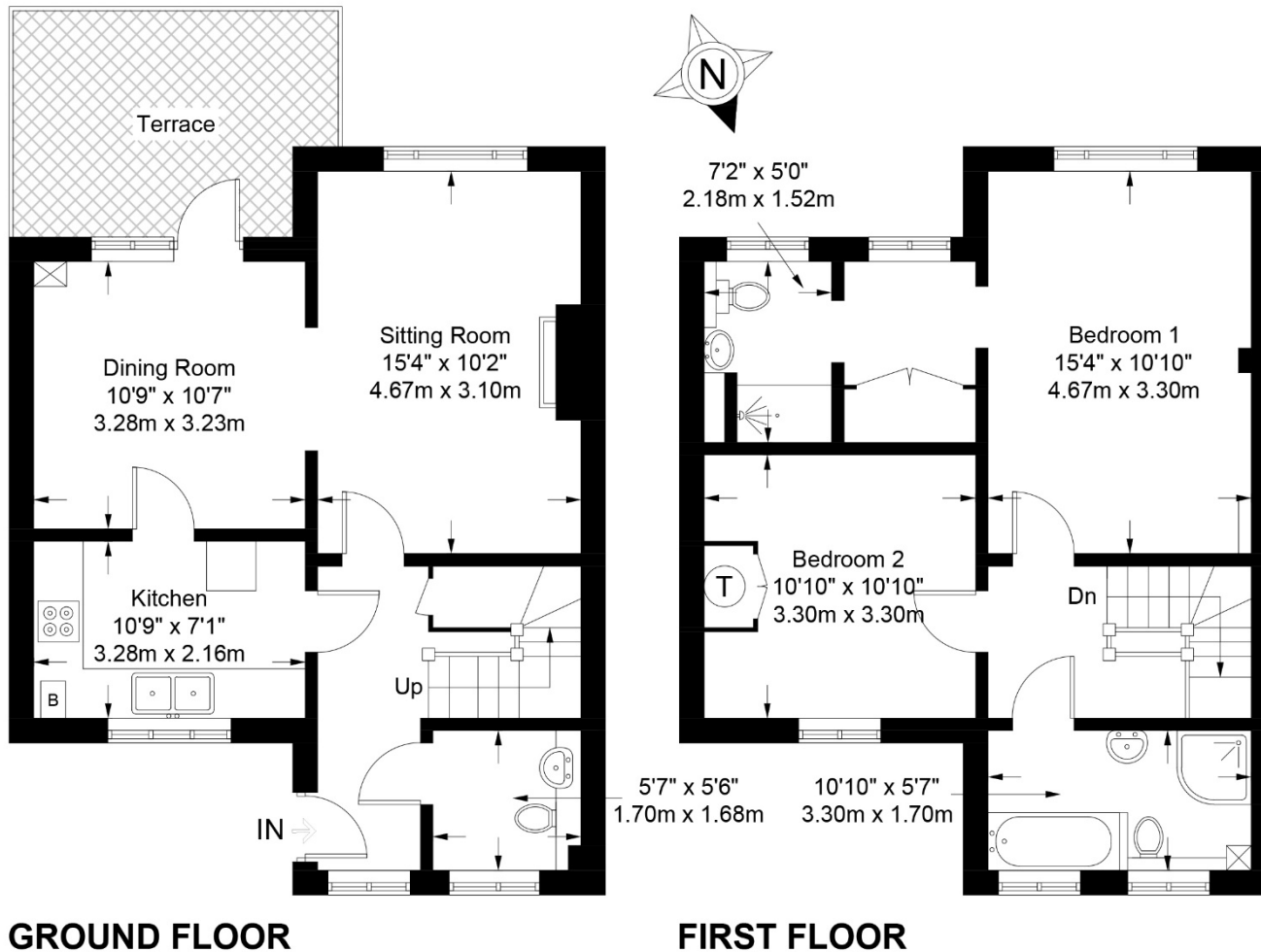
Council Tax: Band D

EPC: C - 74/87

Parking: Ample unallocated car parking.

Title Number: GR159682

PLEASE NOTE: There is an annual fee of £640 to cover the communal grounds and tennis court maintenance.



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 Approximate Gross Internal Area 1000 sq ft / 92.9 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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