



9 The Courtyard, The Hayes, Southam Road, Prestbury, Gloucestershire GL52 3NQ



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A beautifully presented modern cottage located within the prestigious Prestbury Manor grounds. This two-bedroom home offers countryside views, a private terrace, secure parking and access to communal gardens and a residents' tennis court. Just minutes from Prestbury Village and 3 miles from Cheltenham, it's the perfect blend of peaceful village living and modern convenience.







The Courtyard is an elegant and thoughtfully designed collection of modern cottages located within the grounds of Prestbury Manor, Prestbury, Cheltenham. This well maintained home provides a rare blend of countryside living while being just a short distance from Prestbury Village and only 3 miles from Cheltenham town centre.

The property features a spacious entrance hall with stairs rising to the first floor and a modern cloakroom. The kitchen is fitted with a range of base and wall units, offering efficient storage and practical workspace. To the rear is a bright sitting room with open access to the dining area. A door from the dining room leads directly onto a private paved terrace, perfectly positioned to capture afternoon and evening sunshine and offering open views across farmland.

The master bedroom is generously sized and benefits from a fitted dressing area and a modern ensuite shower room. The second double bedroom is located at the front of the property, accompanied by a refitted shower room featuring a walk-in shower, WC and basin.

Outside to the rear is a paved garden (c.22'x13'>8') with views towards farmland. Detached from the property is secure allocated car parking with a lockable storage shed. In addition 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 glazed windows.

## General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council

Council Tax: Band D

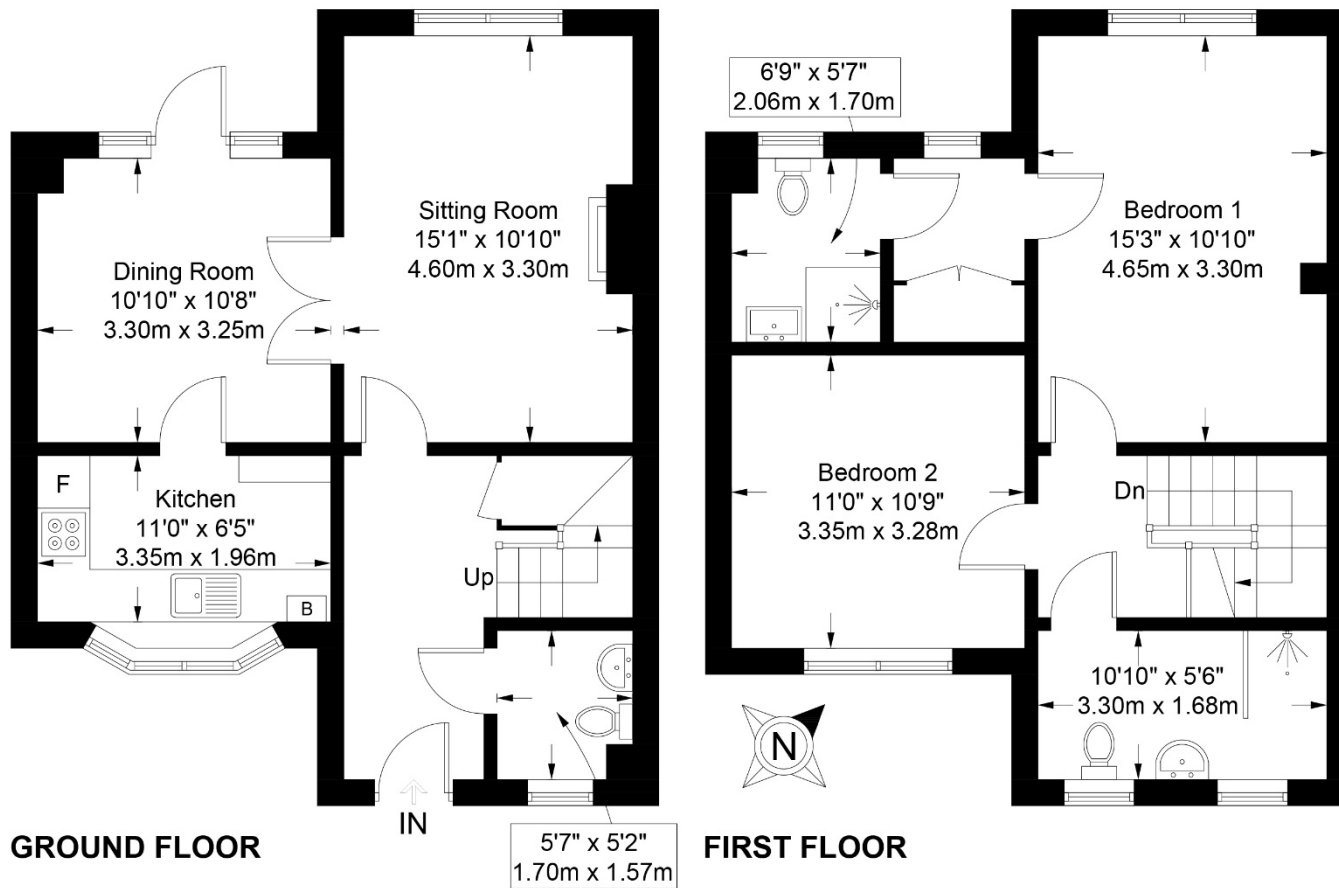
EPC: D (68/85)

Parking: Allocated car parking space behind secure gates with a 8'6x5'5 storage shed. Ample unallocated car parking.

Title Number: GR156261

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





## Location - Prestbury, Cheltenham

Located on the northern edge of Cheltenham, Prestbury is a thriving village centered around the historic 12th-century St. Mary's Church.

Local amenities include:

Traditional pubs (The Kings Arms), butcher, pharmacy and general store

Well connected for commuting:

Easy access to M5 (Junctions 10 and 11)

Cheltenham Spa station offers services to London and other major cities

Near Prestbury Park Racecourse, home of the Cheltenham Festival

This modern cottage offers the perfect balance of village charm, modern living, and easy access to Cheltenham.

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Approximate Gross Internal Area 1022 sq ft / 95 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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