

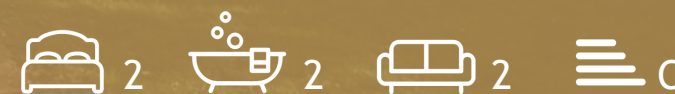


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



The Courtyard, Southam Road,  
Prestbury GL52 3NQ  
Price Guide £450,000





## The Courtyard, Southam Road, Prestbury GL52 3NQ

A charming two-bedroom cottage, set within the historic grounds of Prestbury Manor. Offering generous accommodation, secure parking, private and communal outdoor space, and use of residents' tennis courts, the property combines village life with superb access to Cheltenham.

### Description:

Tucked away within a discreet and well-kept development on the grounds of Prestbury Manor, this beautifully presented cottage provides an appealing balance of period character and modern convenience.

The accommodation is arranged across two floors and finished to a high standard throughout. The ground floor comprises a bright sitting room overlooking the front of the property, a separate dining room, a modern fitted kitchen with integrated appliances, and a cloakroom.

Upstairs, the principal bedroom benefits from its own en suite shower room and a dressing area. A second double bedroom and a well-appointed family bathroom complete the first floor. Gas central heating is installed throughout.







Externally, the property enjoys a private paved terrace and access to mature communal gardens. Residents also benefit from secure off-road parking, a useful store room and shared use of the tennis courts within the grounds.

#### Situation:

Prestbury Manor occupies a private, elevated setting just a short walk from the centre of Prestbury village, one of Cheltenham's most sought-after addresses. The village itself offers a welcoming community, with local shops, pubs, and scenic countryside walks on the doorstep. Cheltenham town centre is only a short drive away, providing an excellent range of schools, restaurants, boutiques and cultural attractions.

Surrounded by landscaped gardens and rolling Cotswold countryside, the development offers a rare combination of village tranquillity and town convenience.

#### Further Information:

Tenure: Freehold

Services: Main gas, electricity, water and drainage

Community Charge: £780.00 per annum.

Local Authority: Council Borough Council. Tel. 01242 262626

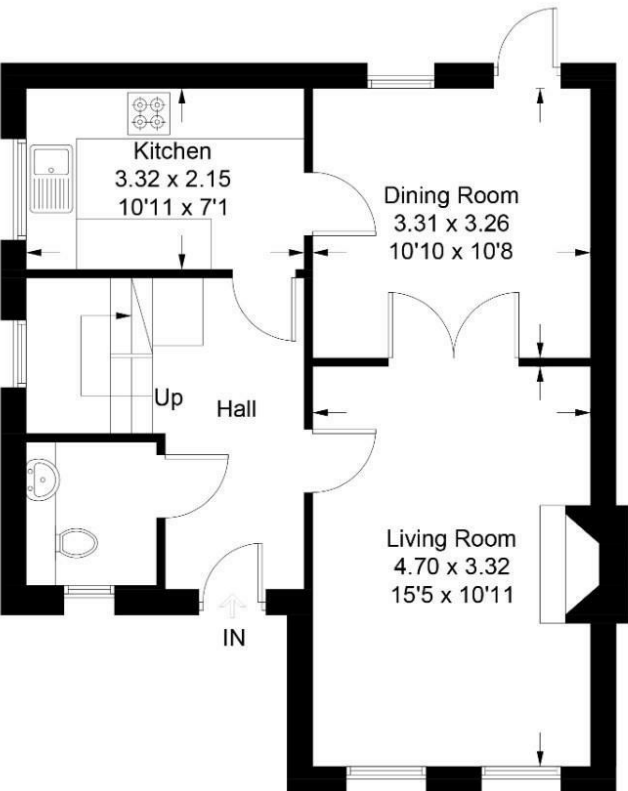
Council Tax Band: C



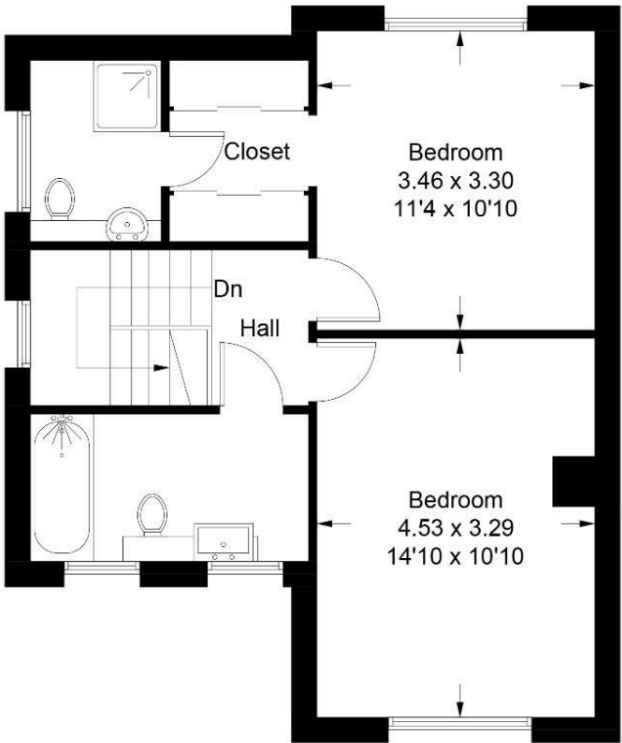
Floor Plan

The Courtyard, Prestbury

Approximate Gross Internal Area = 89.89 sq m / 967 sq ft



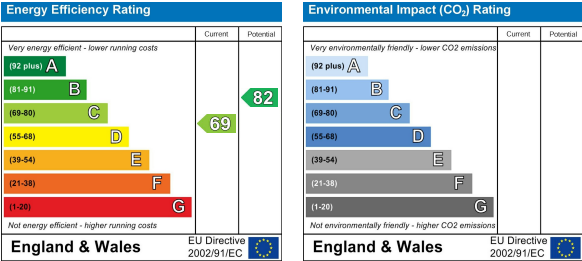
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245538)

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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