

71 Prestbury Road, Cheltenham, Gloucestershire

A fantastic Grade II listed town house in the picturesque area of Pittville.

Description

This Cheltenham townhouse is Grade II Listed and enjoys a prime location at the beginning of Prestbury Road, offering easy access to the town centre and picturesque Pittville Park. Spread across four levels, the home features a rear extension housing a sunlit breakfast/garden room connected to a modern kitchen. With up to five bedrooms, the property can adapt to provide self-contained living on the lower ground floor. Original fireplaces, cornicing, and spacious windows adorn the tastefully presented interior, adding charm to the space. The layout is well-designed, with a welcoming entrance hall leading to a splendid sitting/dining room, sleek kitchen, and garden room. French doors open to a sunny courtyard, perfect for outdoor relaxation. Upstairs, three double bedrooms, including a principal bedroom with en suite, along with a family shower room. Downstairs, two more double bedrooms, shower room, utility space, and cellar access offer additional convenience. At the rear, a private lane provides parking exclusively for residents, combining practicality with exclusivity. The garden is enclosed as a courtyard with paving and trellis providing additional privacy.



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Location

Situated on this popular tree lined road just north of Cheltenham and approximately 0.5 miles from the town centre. This district of Cheltenham is highly regarded and boasts many individual homes, period terraces and Victorian villas. It lies close to Pittville Park, the largest ornamental park in Cheltenham that features the Pump Rooms and lakes with walkways and bridges. Cheltenham itself is a Regency Spa town renowned for its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques and world renowned schooling. A mixture of festivals and leisure activities throughout the town make it an extremely popular environment to live.

Property Information

Local Authority Cheltenham borough Council

Council Tax Band F

Tenure Freehold

Guide Price £895,000





Approximate Gross Internal Floor Area

Total Area: 209.9 sq.m / 2,259 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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