



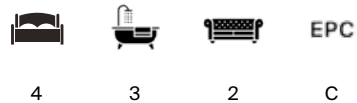
BEECHCROFT

Prestbury, GL52 3BJ



BEEHCROFT

A modern detached village home in a highly regarded location with views to the rear over fields and Cheltenham Racecourse.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,425,000



FAMILY AND FLEXIBILITY

Set back from the lane with ample parking to the front and a west facing garden to the rear, Beechcroft is an individual detached residence offering approximately 2,691 sq ft (250.0 sq m) of internal space, including a generous garage.

Built in 2004, the property has been maintained meticulously both inside and out. Arranged around a central reception hall, the ground floor is designed for both comfort and practicality. It features a comfortable formal reception room to the front of the house, then arranged along the rear of the house opening onto the garden, an open plan kitchen/dining room and a second sitting room which offers a more intimate setting for everyday relaxation. The kitchen is well-appointed and benefits from an adjoining utility room. Internal access to the garage adds convenience and further storage options.







COMFORT AND CONVENIENCE

Upstairs, the property continues to impress with four well-proportioned bedrooms all of which have views and built in wardrobes. Looking out over the rear garden, the racecourse and beyond, the principal bedroom includes plenty of built in wardrobes and has a luxury en-suite shower room. There is a large guest suite and the other two bedrooms use a family bathroom that includes a separate bath and shower.

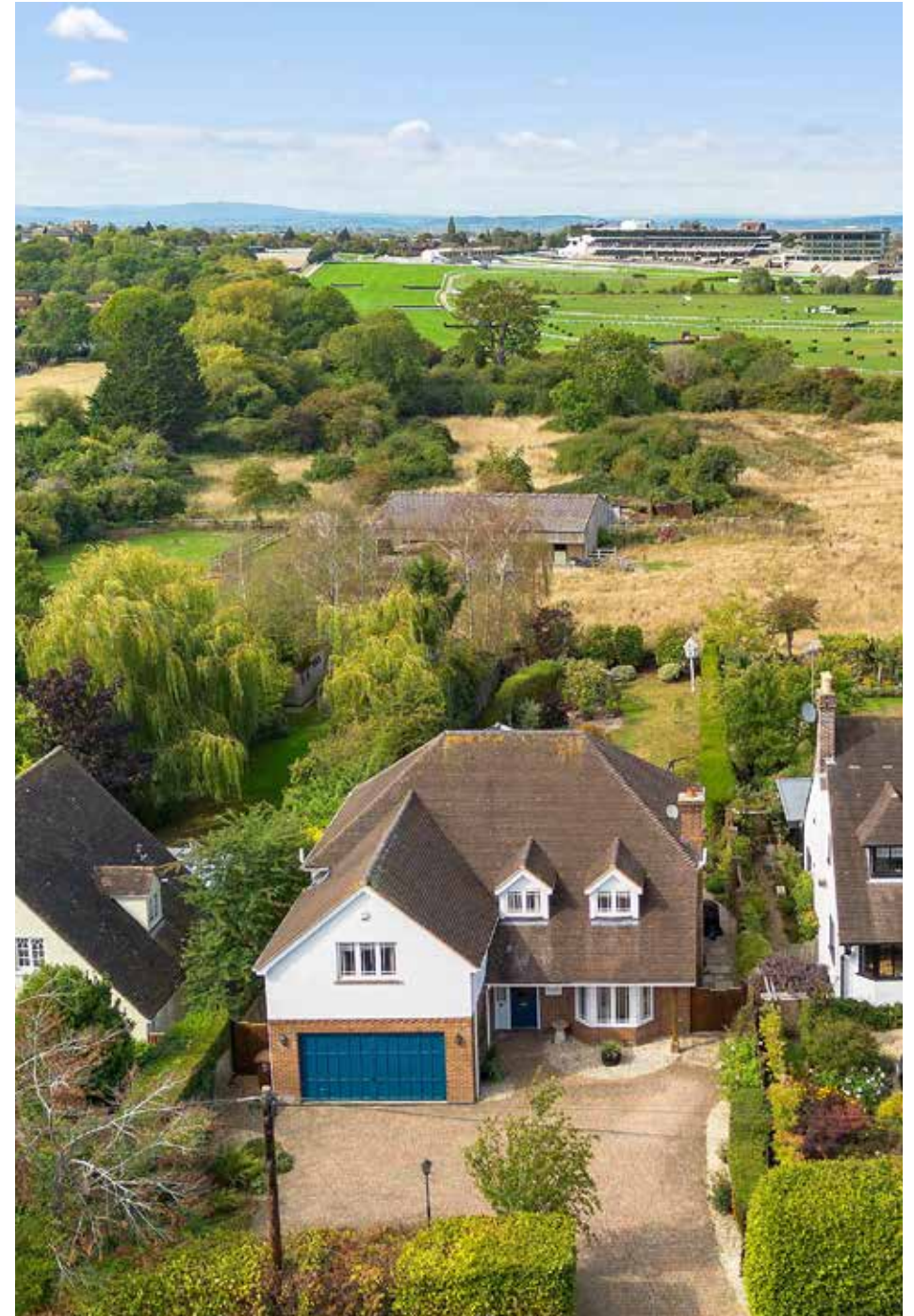






PRIVACY AND PANORAMA

Externally, stretching right back to fields that sit within the Greenbelt, the rear garden faces west so enjoys wonderful afternoon and evening sun. At the back of the house, there is a large garden terrace ideal for outdoor entertaining, family activities, or quiet relaxation.

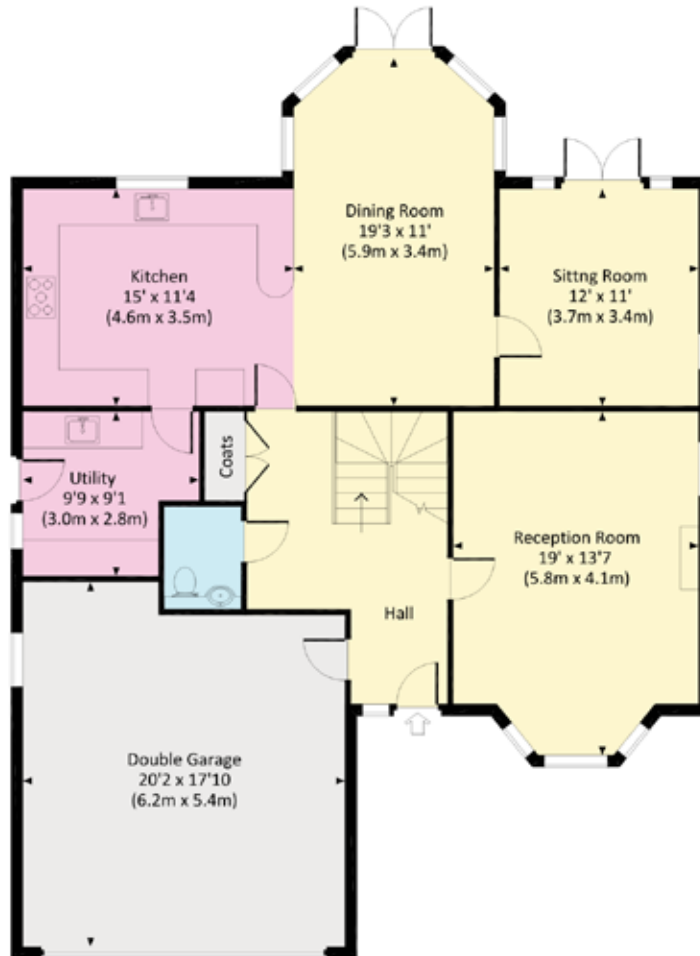




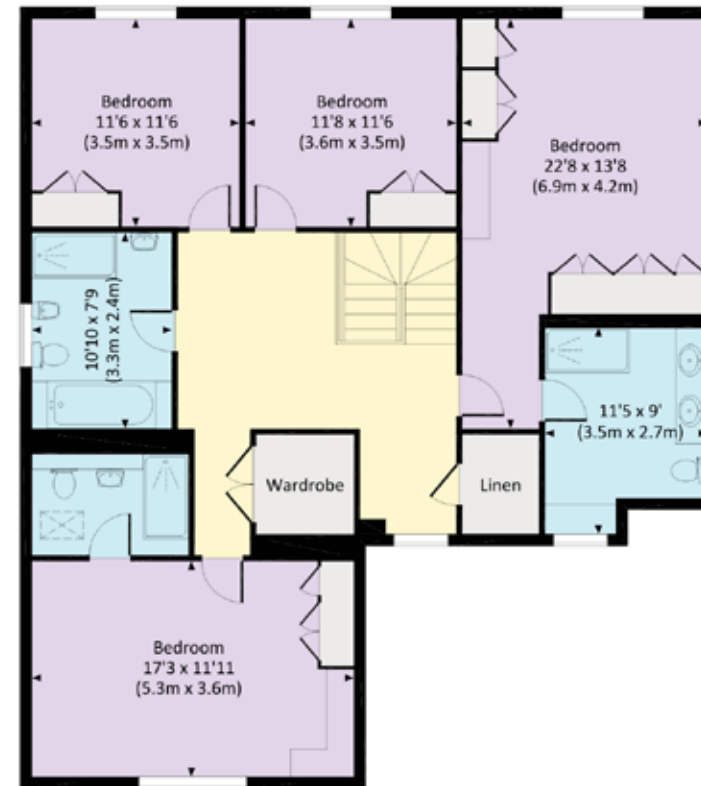
BEEHCROFT, BOWBRIDGE LANE, GL52

Approx. gross internal area 2350 Sq Ft. / 218.3 Sq M.

Approx. gross internal area 2691 Sq Ft. / 250.0 Sq M. Inc. Double Garage



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Tom Banwell

012424 246951

tom.banwell@knightfrank.com

Knight Frank West Gloucestershire

123 Promenade

Cheltenham, GL50 1NW

knightfrank.co.uk

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