



12 SHAW GREEN LANE
Prestbury | Cheltenham | Gloucestershire | GL52 3BP

HUGHES **HS** SEALEY

Welcome to... 12 SHAW GREEN LANE

Welcome to Number 12 Shaw Green Lane, a wonderful 1930s four-bedroom, semi-detached family home, which is beautifully presented. Having been extended to the rear elevation, whilst also undertaking a loft conversion, the home now enjoys a wealth of accommodation over the three floors, which is equally matched externally. The home sits within a mature plot of circa 0.70 acres, which backs onto neighbouring paddocks, where horses can be found grazing. Furthermore, this south facing garden enjoys superb open views over Cleeve Hill and the village, which this home sits within the heart of.

The property has been owned by the current owners since 1999 and this is the first time the home has been offered for sale since then. Internally the home enjoys a welcoming entrance hall which provides access to the ground floor rooms whilst stairs rise to the upper levels.

On the ground floor is a cloakroom and separate utility room and two formal reception rooms. The living room is located to the front of the home and enjoys plenty of natural light from the bay fronted window whilst the log burning stove provides the room with a central focal point. The second reception room, which would have

originally been the dining room, until the rear extension was added, but today is a lovely snug, which also benefits from a log burning stove inset to the chimney breast.

To the rear of the home, the sizeable extension, which was added in 2022, now provides a stunning kitchen/dining room which enjoys a double lantern roof and floor-to-ceiling sliding doors to the head of the room, which not only throw plenty of light into the room, but they also give access to the rear terrace and lawns.

The extension is a wonderful space, enjoying a wealth of fitted units which sit alongside a host of integrated appliances, a central island and which is finished by a tiled floor and inset spotlighting.

Upstairs on the first floor are two double bedrooms, one single bedroom and a modern, three-piece, shower room, complete with walk-in double shower. The main bedroom is located to the rear of the home and so enjoys stunning views across the garden and beyond.

To the upper level is the final double bedroom, which benefits from storage to the eaves and a three-piece, en suite shower room. With a large picture window to the rear, the views are exceptional from this height.









Explore outside...

12 SHAW GREEN LANE

Externally to the front is a double width driveway allowing for off road parking. The driveway continues along the side of the home and into the rear garden where the double garage is located, which benefits from light and power. To the rear of the garage, the current owners have created a garden room. The garden is a wonderful space. Measuring circa 0.70 acre, there is a large terrace, located directly outside the kitchen/dining room, allowing outside dining. The remainder is laid to lawns and within are several mature trees. To the head of the garden is a raised summer house, complete with veranda and log burning stove. The garden is enclosed by neighbouring paddocks where horses can be found grazing.

LOCATION

Shaw Green Lane is situated off The Burgage, a sought after location in the heart of the historic village lying about three miles north east of Cheltenham. Prestbury's local amenities include an award-winning butchers, a grocers, a barber and a hairdresser, a coffee shop plus public houses, as well as a Church, library, doctors' surgery and a highly regarded primary school – St Mary's.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa. Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar.

Now a highly sought after place to live the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

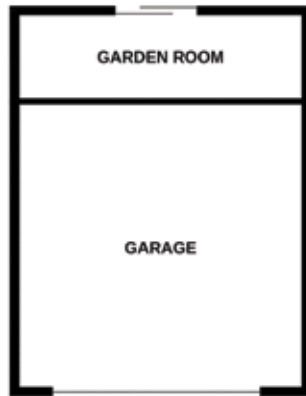
- A wonderful, four-bedroom, extended 1930's semi-detached family home
- Located on this ever popular road, within the heart of this sought after village
- The property is sat within a mature plot of circa 0.7 acres and enjoys open views to the rear
- Extended to the rear elevation and with a loft conversion, this is a home that must be viewed
- Ground floor enjoys welcoming entrance hall, cloakroom, utility and two reception rooms
- Ground floor completed by a stunning kitchen/dining/family room
- To the first floor are two double bedrooms, one single room and modern shower room
- To the upper level is a further double bedroom with en suite shower room
- Externally offering driveway parking to the front whilst to the rear is a detached garage
- Gardens offer lawns, terracing and summer house, complete with log burning stove and veranda

DIRECTIONS

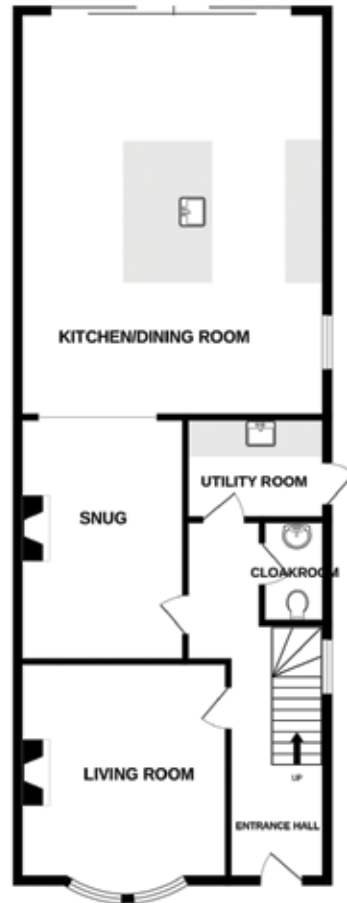
To locate the property, please enter the following postcode into your sat nav system: GL52 3BP.



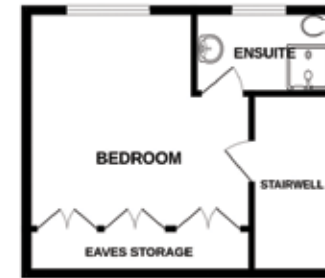
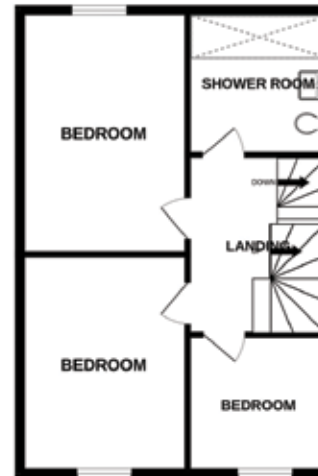
GROUND FLOOR
1390 sq.ft. (129.2 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 2216 sq.ft. (205.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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