



25 MUSCROFT ROAD
Prestbury | Cheltenham | GL52 5DG

HUGHES **HS** SEALEY

Welcome to... 25 MUSCROFT ROAD

Welcome to Number 25, Muscroft Road, a delightful four-bedroom link detached family home, located on a prominent development in this ever popular village. Having previously been extended the home offers a wealth of internal space, coupled with good outside space. Beautifully presented, the home is ready to move into and enjoy and it is because of the above, that this property comes with a high recommendation to view.

Internally the home enjoys an entrance porch which leads into a stylish, open plan living/dining room. Enjoying plenty of natural light, the room features wood flooring and sliding patio doors to the head of the room which give access to the garden.

Off the dining area, an archway to the left of the room leads to the snug whilst a door to the right brings you through to the modern kitchen/breakfast room. The kitchen enjoys a wealth of units which sit alongside a host of integrated appliances.

Completing the ground floor is a cloakroom and stairwell which provides access to the first floor.

On the first floor are four good sized bedrooms and a modern three-piece family bathroom. Two of the bedrooms, including the principal bedroom, are located to the front of the home so enjoy the views of Cleeve Hill in the background.









Explore outside...

25 MUSCROFT ROAD

Externally to the front is driveway parking which leads to the attached single garage which benefits from light and power. To the rear is an enclosed garden that features a paved terrace and lawns.

LOCATION

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.

KEY FEATURES

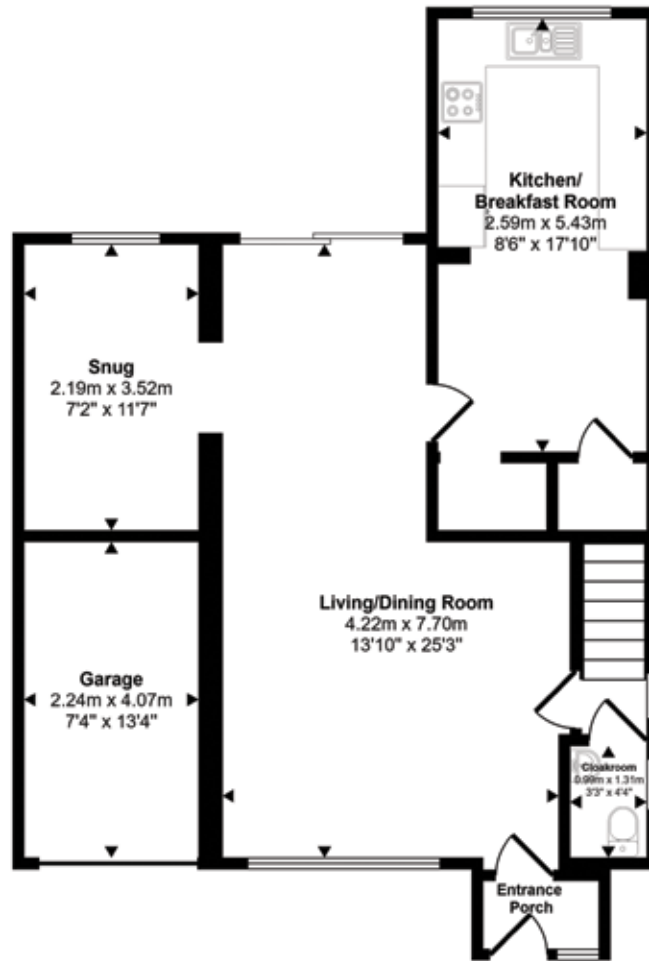
- A lovely four-bedroom link detached family home
- Located within this highly sought after village
- Beautifully presented and ready to move into and enjoy
- Open plan living/dining room with access to the rear garden
- Modern kitchen/breakfast room, enjoying a wealth of fitted units
- Ground floor completed by the entrance porch, cloakroom and snug
- To the upstairs are four good sized bedrooms and a modern family bathroom
- Externally the home enjoys driveway parking and an attached single garage
- To the rear is an enclosed garden enjoying a paved terrace and lawns
- A property that comes with a high recommendation to view

DIRECTIONS

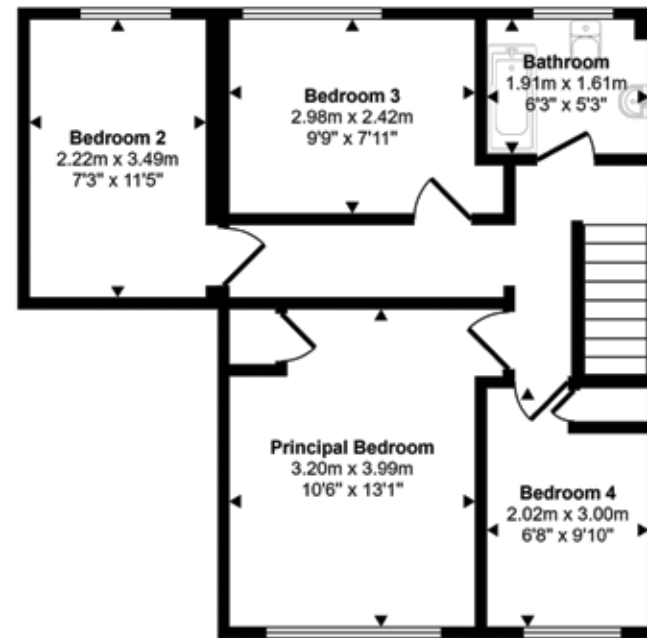
To locate the property, please enter the following postcode into your sat nav system: GL52 5DG. Upon arrival, the property is located towards the head of the cul-de-sac.



Approx Gross Internal Area
118 sq m / 1272 sq ft



Ground Floor
Approx 70 sq m / 749 sq ft



First Floor
Approx 49 sq m / 524 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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