

# CR COOK Residential

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- TWO STOREY BEAUTIFULLY PRESENTED HOME
- LOCATED WITHIN PRESTBURY VILLAGE
- SET WITHIN GENEROUS WRAPAROUND GARDENS
- PRINCIPAL BEDROOM WITH AN ENSUITE
- TWO FURTHER DOUBLE BEDROOMS
- DRIVEWAY PROVIDING PARKING

Guide Price £635,000

**Laurel Drive**

**Prestbury**

**GL52 3DE**

# Laurel Drive, Prestbury, GL52 3DE

Cook Residential is delighted to present this unique and versatile extended detached home. Offering a chalet bungalow lifestyle, it is conveniently close to the centre of Prestbury and within walking distance of St. Mary's primary school.

This property, with its ample space and a range of unique features, such as the spiral staircase and wraparound garden, is sure to pique the interest of many family buyers.

**Entrance:** The property features a welcoming reception hall with an additional extended area that could serve as a charming study area. A spiral staircase provides access to two first-floor double bedrooms with far-reaching views toward the surrounding hills.

**Living Area:** Step into a spacious dual-aspect sitting room with a feature stone fireplace and wooden floorboards, creating an ideal space for relaxation and family time.

**Kitchen-Dining Room:** The generous, bright and airy kitchen offers contemporary fittings, ample counter space, integrated appliances, and a central island with a breakfast bar, making it a chef's delight. A dining area has dual aspects of the gardens with ample space for family dining and entertaining. Pantry and Utility Room: both offer space for free-standing appliances.

**Family Bathroom:** The family bathroom serves the upstairs two bedrooms. It has a three-piece suite comprising a bath, WC, and sink. It also features contemporary fittings and a large mirror, adding to its appeal.

**Principal Bedroom:** The inviting principal bedroom leads into a superb, large ensuite bathroom with a Victorian-style separate double shower cubicle, bath, and his-and-hers sinks.



*Passionate About Property...*

**Upstairs Bedrooms:** Accessed from a spacious landing both generous double bedrooms have views across the surrounding hills.

Please note: There is some restricted height height on the level.

**Outside:** The wraparound garden provides privacy, with areas to relax and dine alfresco with friends and family. A Driveway to the front offers off-road parking for several vehicles. This property truly can only be fully appreciated by visiting. The

**Area:** Prestbury is an attractive village approximately two miles from Cheltenham Town Centre. The surrounding countryside offers beautiful views and plenty of village walks. The main high street boasts ample amenities, including a butcher, local shop, coffee shop, and well-known public houses, including 'The Kings Arms'.

All information regarding the property details, including a position on Freehold, will be confirmed between the seller and purchaser solicitors.

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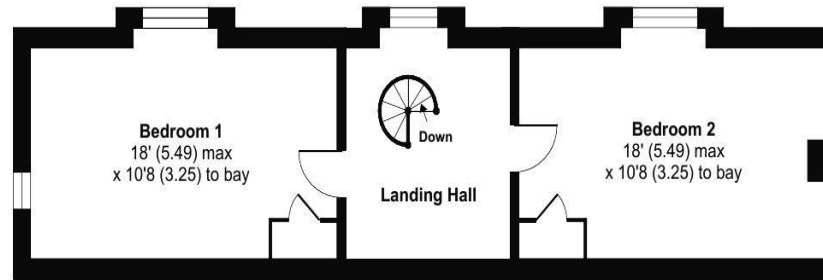
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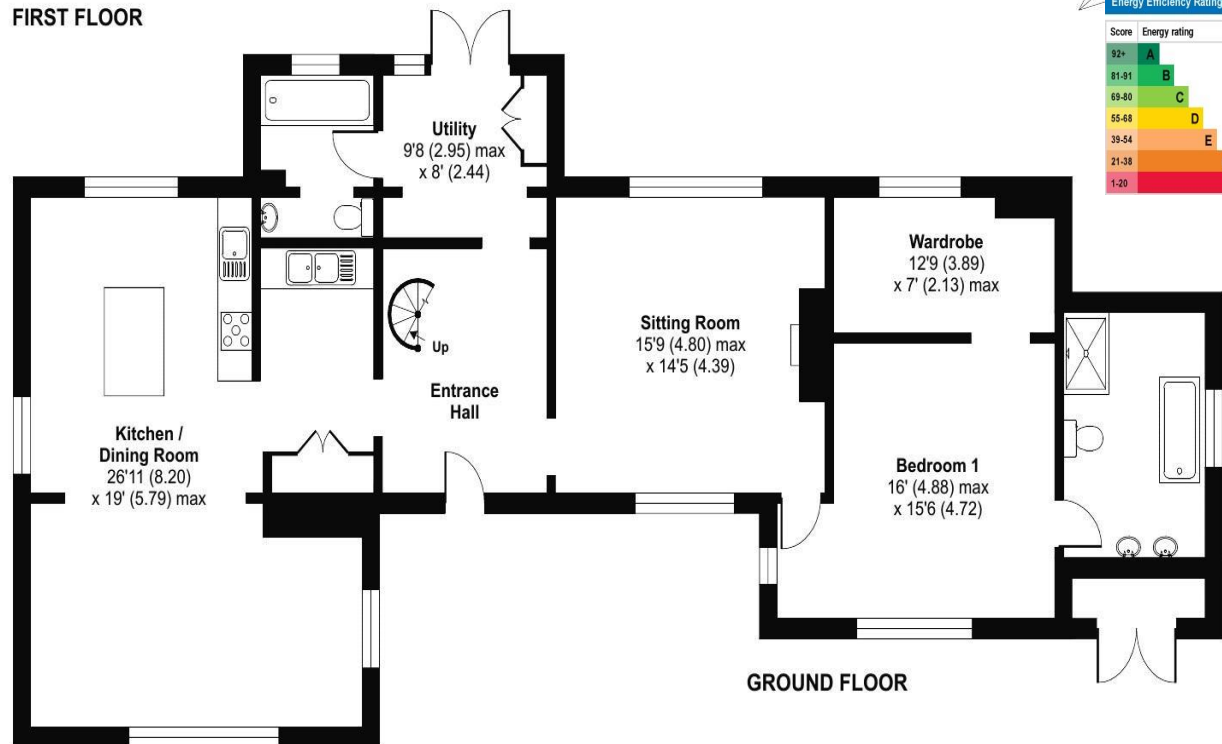
## Laurel Drive, Prestbury, Cheltenham, GL52

Approximate Area = 1901 sq ft / 176.6 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 79   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 49   E  |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for NicheCom. REF: 1052732