



New Barn Lane, Prestbury, GL52 3LB

CR

Guide Price £750,000



39 New Barn Lane

Prestbury, GL52 3LB

"Stunning 4-bed detached home in sought-after Prestbury, combining contemporary style with practical design. Features generous living space, open-plan kitchen/diner, and beautiful rear garden with views. Located near Cheltenham Racecourse. Must see!"

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Bedroom Detached Home
- Well Presented Throughout
- Fantastic Prestbury Location
- High Tech CCTV & Alarm System
- Large Rear Garden With Views To The Racecourse
- Gated Parking For Multiple Vehicles





A beautifully presented four-bedroom detached home positioned in a sought-after Prestbury location within walking distance of Cheltenham Racecourse. This modern family home combines contemporary styling with practical design, offering generous living accommodation, a stunning open-plan kitchen/diner, and a superb rear garden with far-reaching views.

Entrance Hallway: The home is entered through a contemporary front door into a bright and welcoming hallway, featuring wood flooring and a striking open staircase with storage beneath. The hallway provides access to all principal ground-floor rooms and a useful cloakroom.

Sitting Room: Situated at the front of the property, the sitting room offers a calm and comfortable setting with a large picture window allowing an abundance of natural light. Stylishly decorated in soft tones with wood flooring, the space provides ample room for family seating and relaxation.

Kitchen / Dining Room: Undoubtedly the heart of the home, this impressive open-plan kitchen/dining room spans the rear of the property and has been beautifully designed to suit modern family living. The sleek high-gloss cabinetry is complemented by Quartz work surfaces and a central island with breakfast seating. Integrated appliances include a double oven, hob with extractor, and American-style fridge freezer. Pendant lighting and under-unit LED detailing enhance the contemporary feel, while bi-fold doors open directly to the garden, creating a seamless indoor-outdoor connection ideal for entertaining and family gatherings.

Landing: A spacious landing with window to the side elevation provides access to all four bedrooms and the family bathroom.

Bedroom One: Positioned to the rear, the principal bedroom enjoys lovely views across the garden and surrounding landscape. This well-proportioned room offers ample space for furnishings and is finished in elegant décor.

Bedroom Two: Also overlooking the rear, this second double bedroom features built-in wardrobes and enjoys a peaceful aspect across the garden, making it an ideal guest room or secondary suite.

Bedroom Three: A comfortable double room to the front of the property, currently presented in a calm blue palette, offering plenty of natural light and flexibility for use as a bedroom or home office.

Bedroom Four: A smaller double bedroom at the rear, decorated in soft neutral tones and ideal as a guest bedroom, nursery, or study.

Bathroom: The contemporary family bathroom is fitted with a panelled bath with rainfall shower over, wash hand basin with vanity unit beneath, and a low-level WC. Finished with modern tiling and chrome fittings, the room feels both stylish and practical.

Parking: The property is approached through American oak gates opening to a large block-paved driveway providing parking for multiple vehicles and access to an integral garage with an electric roller door.

Rear Garden: The rear garden is a particular feature of this home, offering a generous expanse of lawn with mature planting, seating areas, and lovely open views beyond the boundary. There is also modern lighting to the rear garden, ideal for evening enjoyment.

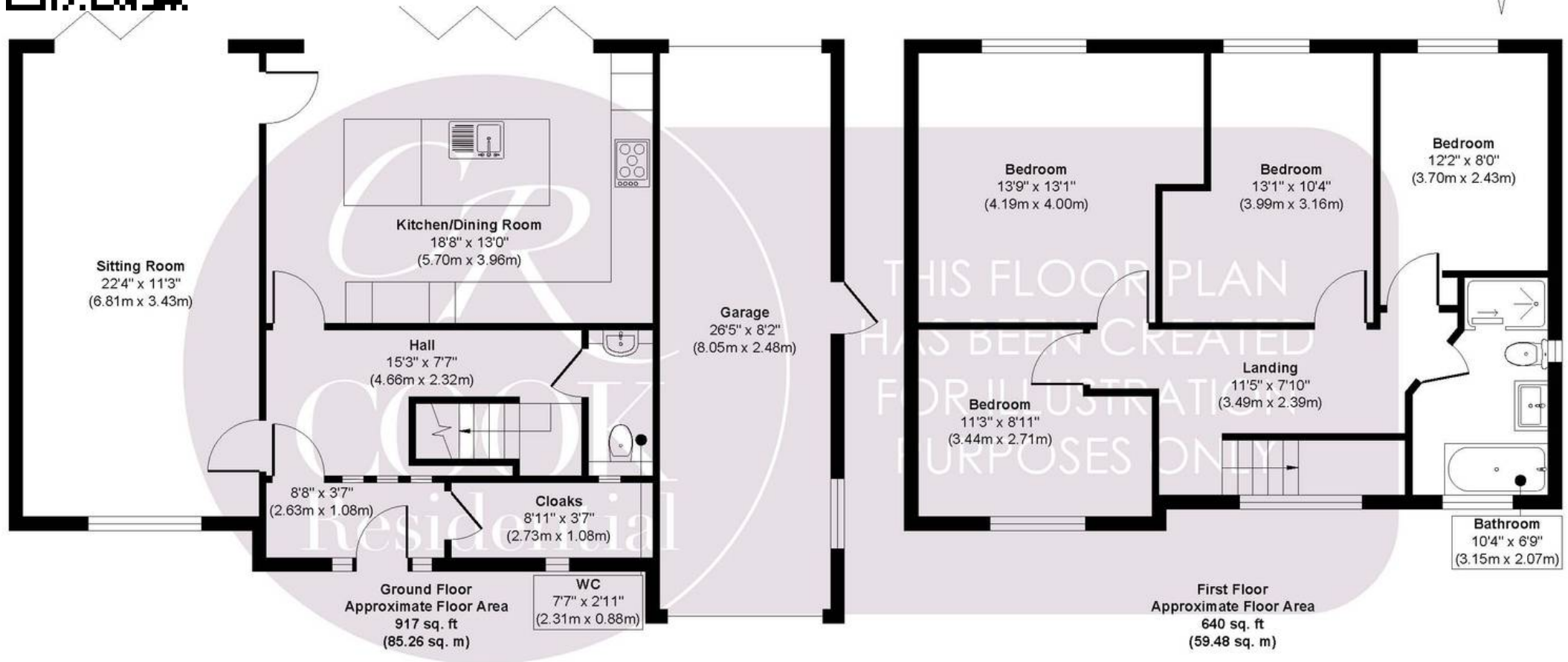
Additional Details: High-tech CCTV and alarm system, Nest heating system, Garage with electric roller door

Tenure: Freehold

Council Tax Band: E

Location: Located along the sought-after New Barn Lane, this home enjoys a desirable position within Prestbury, just north of Cheltenham Town Centre. The area offers an excellent balance of convenience and tranquillity, with local shops, cafés, and amenities nearby, along with Pittville Park and Cheltenham Racecourse close at hand. Families benefit from well-regarded local schools, including Pittville School and Prestbury St Mary's, while Cheltenham Spa railway station and the M5 motorway provide easy links for commuters.

Disclaimer: Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 1557 sq. ft / 144.74 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1343 sq. ft / 124.78 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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