



South View Way, Prestbury, GL52 5BN

In Excess of £375,000



South View Way

Prestbury, GL52 5BN

A well-proportioned three-bedroom semi-detached family home situated within the highly desirable village of Prestbury. Occupying a pleasant plot with ample driveway parking, an integral garage and an enclosed rear garden, the property offers spacious and versatile accommodation throughout, presenting an excellent opportunity for a purchaser to modernise and create a wonderful long-term family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedroom Semi-Detached Family Home
- Driveway Parking
- Integral Garage
- Two Reception Rooms
- Private Rear Garden
- Sought-After Prestbury Location





A well-proportioned three-bedroom semi-detached family home situated within the highly desirable village of Prestbury. Occupying a pleasant plot with ample driveway parking, an integral garage and an enclosed rear garden, the property offers spacious and versatile accommodation throughout, presenting an excellent opportunity for a purchaser to modernise and create a wonderful long-term family home.

Enclosed Porch: The property is entered via a practical enclosed porch, providing an ideal space for storing coats and shoes before leading through to the main entrance hall.

Entrance Hall: A welcoming entrance hall providing access to the principal ground floor accommodation, staircase rising to the first floor and a useful understairs storage cupboard.

Sitting Room: Positioned to the front of the property, this spacious reception room enjoys a large picture window overlooking the front aspect. Whilst currently utilised as the dining room by the present owners, this is the original sitting room and offers generous proportions, making it an excellent family living space.

Dining Room: Located to the rear of the property and adjoining the kitchen, the dining room benefits from French doors opening directly onto the rear garden. Currently arranged as the sitting room, this space provides an excellent dining area and offers potential to be opened into the adjoining kitchen, subject to the necessary consents.

Kitchen: The kitchen overlooks the rear garden and is fitted with a range of wall and base units, worktop space, sink with drainer, space for freestanding appliances and a breakfast bar. A useful pantry/storage cupboard provides additional practicality, whilst a door leads through to the rear lobby and integral garage.

Landing: The first-floor landing provides access to all bedrooms, the family bathroom and a useful storage cupboard.

Bedroom One: A generous double bedroom positioned to the front of the property, enjoying a large picture window offering views towards the surrounding hills.

Bedroom Two: A well-proportioned double bedroom overlooking the rear garden.

Bedroom Three: A comfortable single bedroom currently utilised as a home office, offering flexibility as a nursery, study or guest bedroom. The room further benefits from excellent eaves storage, providing valuable additional space for household items and helping to maximise the room's practicality.**Family Bathroom:** Fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC. A frosted window provides natural light and ventilation.

Rear Garden: The enclosed rear garden is mainly laid to lawn with a patio seating area immediately adjoining the house, creating an ideal space for outdoor dining and relaxing. The garden further benefits from useful side access.

Garage: The integral garage is accessed via an up-and-over door from the front driveway and also benefits from an internal door leading into the rear lobby. Offering excellent storage, workshop potential or secure parking, the garage also presents scope for conversion, subject to the necessary planning permissions and building regulations. The garage door further benefits from the remainder of a **10-year manufacturer's guarantee**, providing additional peace of mind for the next owner.

Parking: A generous block-paved driveway provides off-road parking for multiple vehicles and leads directly to the integral garage, offering further secure parking or additional storage if required.

Additional Details:

Tenure: Freehold

Council Tax Band: D (Cheltenham Borough Council)

Parking: Driveway parking for multiple vehicles and an integral garage

Location: South View Way is a highly regarded residential road within the ever-popular village of Prestbury. The area offers an excellent range of local amenities including shops, pubs, cafés, highly regarded schools and regular bus services into Cheltenham town centre. Prestbury is renowned for its charming village atmosphere, scenic walking routes and close proximity to Cleeve Hill and the beautiful Cotswold countryside, whilst Cheltenham's vibrant town centre, renowned festivals and excellent transport links are all within easy reach.

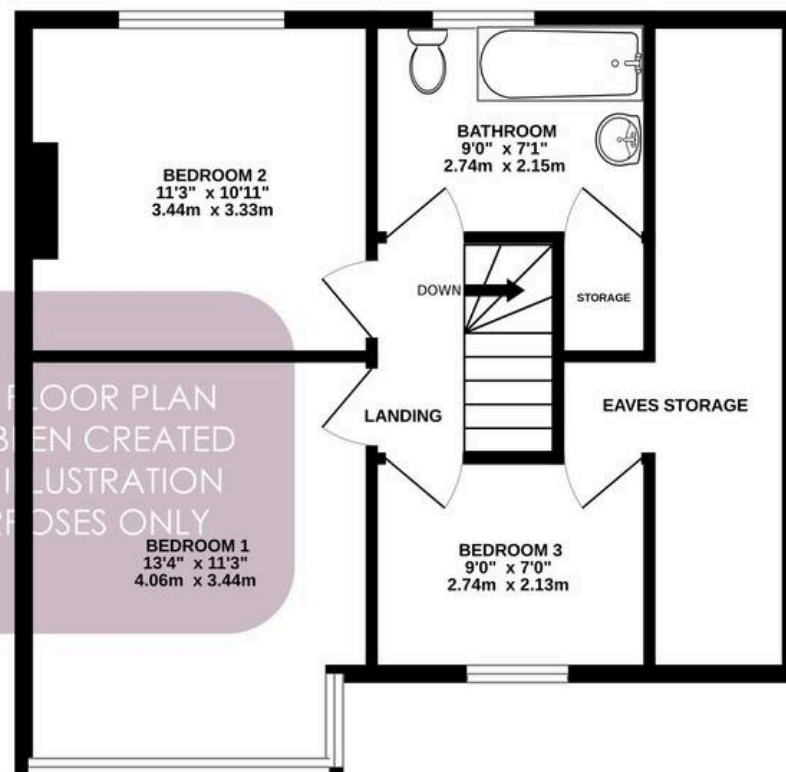
Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently.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



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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.

Made with Metropix ©2026





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.