

39 NOVERTON LANE,
PRESTBURY,
CHELTENHAM, GLOUCESTERSHIRE, GL52 5DD





This beautifully light and inviting detached property is quietly positioned on a popular road within the desirable village of Prestbury. The property combines well planned and versatile accommodation with the benefit of a private landscaped south facing rear garden with views to Cleeve Hill, a particularly useful tandem garage with generous storage above and off road parking for approximately four vehicles at the front, the property also comes with an impressive EPC B rating, making this an economical home to run.

Entering the property there is wide reception hall with a useful downstairs cloakroom, off the hall is a stunning bright and airy galleried dining room with stairs to the first floor which provides an attractive central feature of the property, adjoining the dining room is the kitchen which benefits from a selection of integrated Siemens appliances and a breakfast bar, ideal for day to day casual dining and off the kitchen is a practical utility room housing the gas boiler and also offering space for a washing machine and tumble dryer. Of note, it would be possible to remove the wall between the kitchen and the dining room to create a large open plan living space if required. Additional ground floor space includes a versatile study, snug or playroom, whilst the generous sitting room provides an inviting space centred on a Chesney wood burning stove, the sitting room also benefits from a beautiful view of the garden which can be accessed by double glazed sliding patio doors.

The first floor of the property provides four bedrooms, three of which benefit from valuable built in storage together with two bath/shower rooms including an en-suite to the principal bedroom which offers the ability to extend above the garage if required.

Externally, the landscaped south facing rear garden is both private and low maintenance having been thoughtfully planted to provide colour, interest and seclusion. The well-defined seating areas create attractive spaces for outside dining, the property further benefits from side access, a garden shed, wood store and solar panels on the rear and side elevations.

A large tandem garage provides excellent covered parking, with the substantial loft void above offering considerable space for additional storage.

The property is ideally placed for enjoying village life with a parish church, primary school, village store, artisan butcher and an excellent selection of popular pubs and restaurants all within easy reach. Beyond the village open countryside is quite literally on the doorstep with the Cotswold countryside and Cleeve Hill providing wonderful opportunities for walking and enjoying far reaching views across the town towards the Malvern's and Black Mountains.





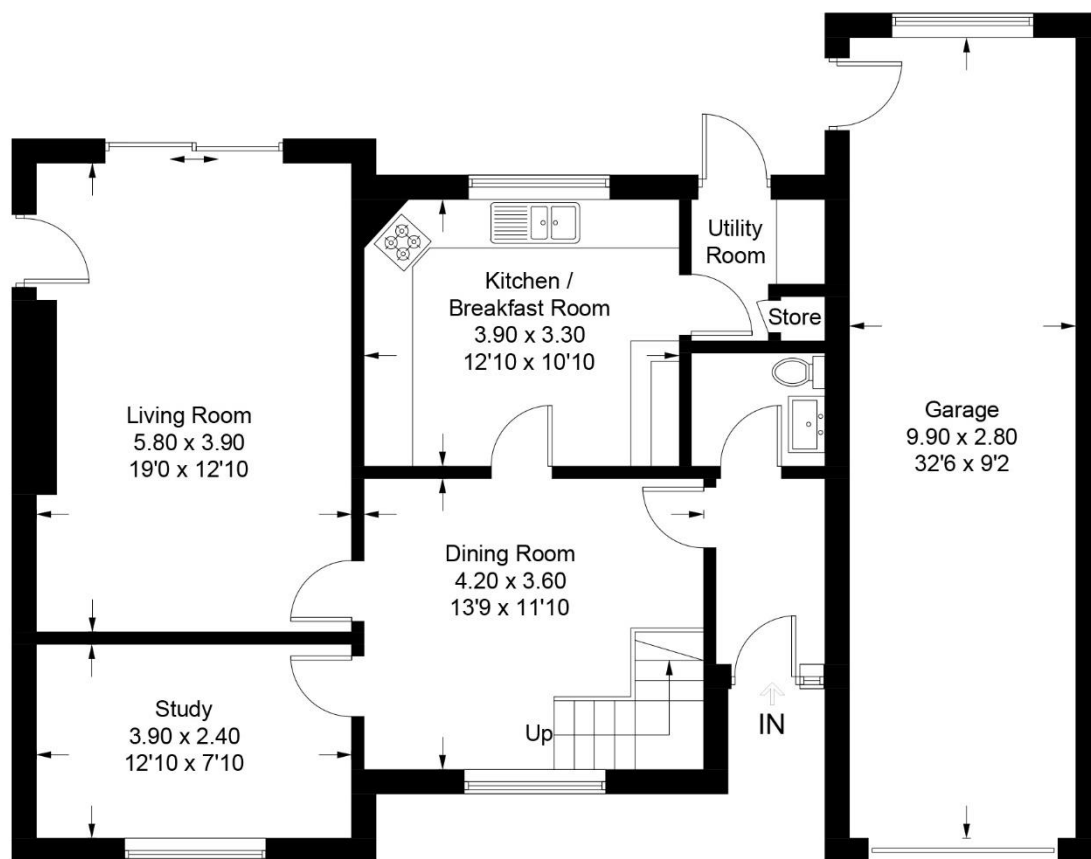
Noverton Lane

Approximate Gross Internal Area = 131.0 sq m / 1412 sq ft

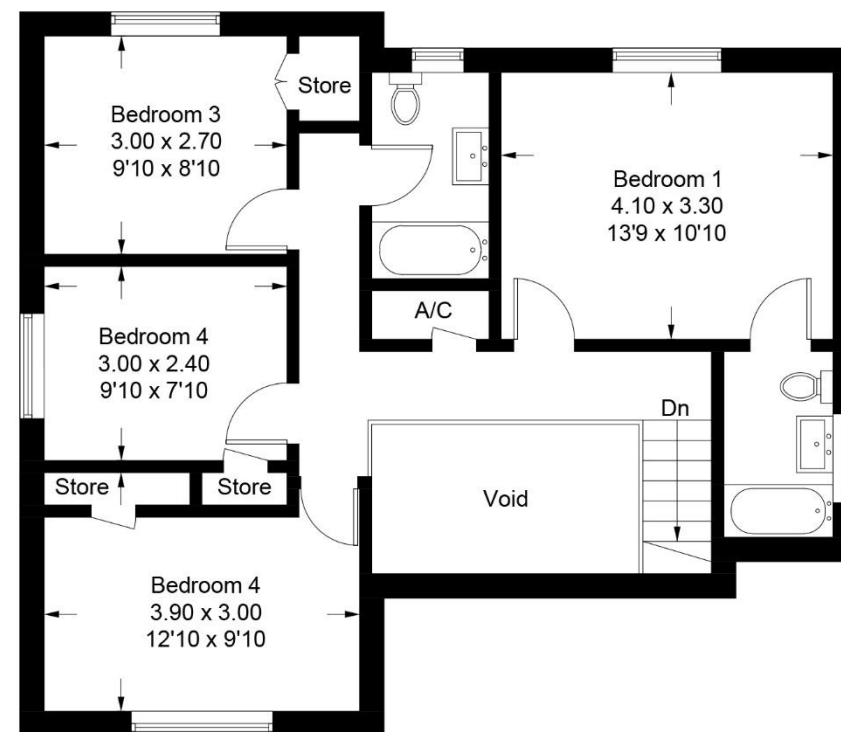
Garage = 28.0 sq m / 298 sq ft

Total = 159.0 sq m / 1710 sq ft

(Excluding Void)



Ground Floor



First Floor



GENERAL INFORMATION

Mains water, electricity, gas and drainage are Connected to the property and the property owns the solar roof panels which are located on the side and rear elevations.

EPC

Current – 86 (B).

Potential – 90 (B).

COUNCIL TAX BAND

(G) - £3988.61 (2026/2027).

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

