



High Street, Prestbury, GL52 3AU

In Excess of £375,000



High Street, Prestbury

Cheltenham, GL52 3AU

Renovated 2-bed cottage on Prestbury High Street with character features, modern kitchen and bathrooms, en suite, 2 parking spaces. No garden. Freehold. Council Tax Band C.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

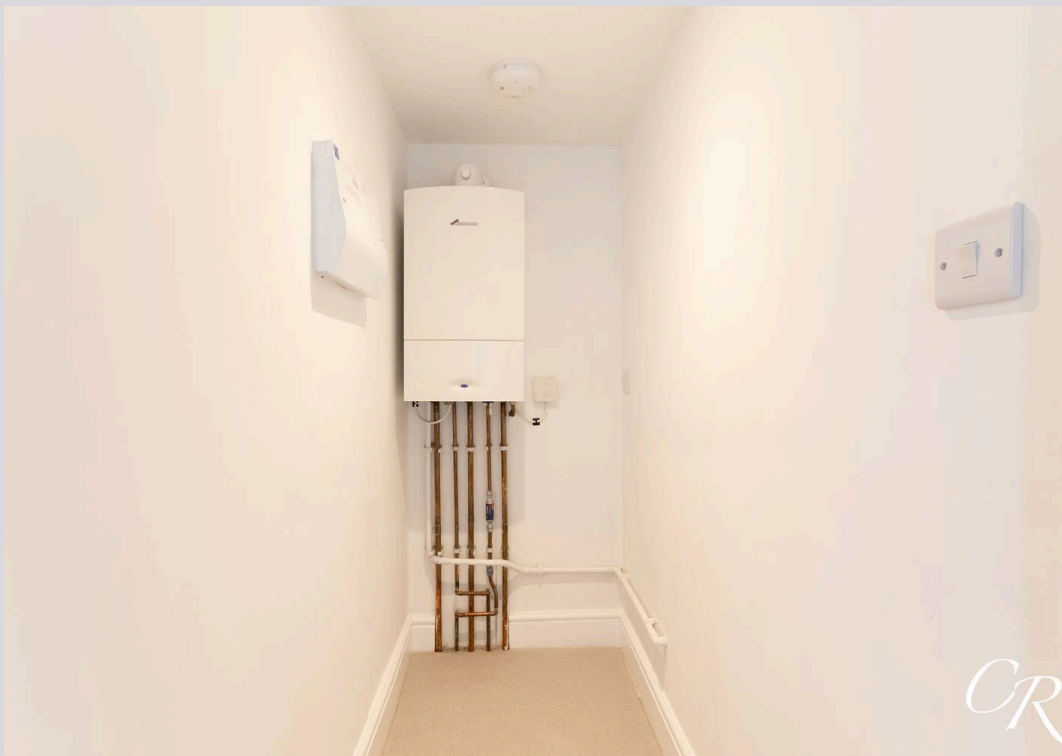
EPC Environmental Impact Rating:

- Two Bedroom Cottage
- Situated On Prestbury High Street Close To Local Amenities
- Recently Renovated
- Principal Bedroom With En-Suite
- Period Features Throughout
- Off Road Parking For Two Vehicles









Recently renovated throughout within the last 12 months, this attractive two-bedroom cottage combines characterful interiors with thoughtfully updated kitchens and bathrooms. Decorative beams, feature fireplaces and timber ceilings give the home a welcoming feel, while the layout includes a sociable sitting/dining room, a separate kitchen, a ground-floor shower room and an en-suite bathroom. Positioned on Prestbury High Street, the property also benefits from two off-street parking spaces.

Kitchen: The front door opens into a welcoming kitchen fitted with grey shaker-style cupboards, wood-finish worktops and brass-tone handles. A Belfast-style sink sits beneath the window, while white metro-tiled splash-backs and under-cupboard lighting complement the finish. A built-in oven, hob and extractor provide the cooking facilities, with cupboards offering practical storage. The kitchen connects directly with the sitting/dining room, making the arrangement convenient for everyday living and entertaining.

Sitting/Dining Room: This inviting reception room provides space for both comfortable seating and a dining table. Multiple windows bring natural light into the room, while decorative beams and a feature fireplace with patterned tiled detailing add character. Wood-effect flooring runs throughout, and built-in shelving and cupboards beside the fireplace provide space for books, display pieces and household essentials. Stairs rise to the first floor, with further useful storage beneath.

Ground-Floor Shower Room: Finished in a contemporary style, the shower room includes a walk-in shower with a glazed screen and rainfall shower head. A fitted vanity provides basin storage alongside a concealed-cistern WC, complemented by marble-effect surfaces, brass-tone fittings and a heated towel rail. Frosted windows bring in natural light while maintaining privacy.

First-Floor Landing: The landing connects the two bedrooms, continuing the cottage's simple, neutral décor.

Bedroom One: A welcoming principal bedroom featuring a vaulted timber ceiling and decorative beams. Windows on two sides bring plenty of natural light into the room, while neutral carpeting provides a comfortable finish. The bedroom benefits from its own en-suite bathroom and a separate cupboard housing the boiler, with additional space that could be used for wardrobe storage.

En-Suite Bathroom: The en suite is fitted with a panelled bath, rainfall shower over and a glazed shower screen, together with a wash hand basin and concealed-cistern WC. Grey marble-effect wall finishes, chrome fittings and a heated towel rail create a coordinated appearance, while a frosted window provides natural light.

Bedroom Two: A further characterful bedroom with a vaulted timber ceiling, decorative beams and a feature fireplace. Two windows brighten the room, and the neutral décor and carpeting offer an adaptable setting for bedroom furniture. A built-in cupboard provides additional storage.

Parking: The property benefits from two off-street parking spaces.

Additional Details: The property does not have a garden.

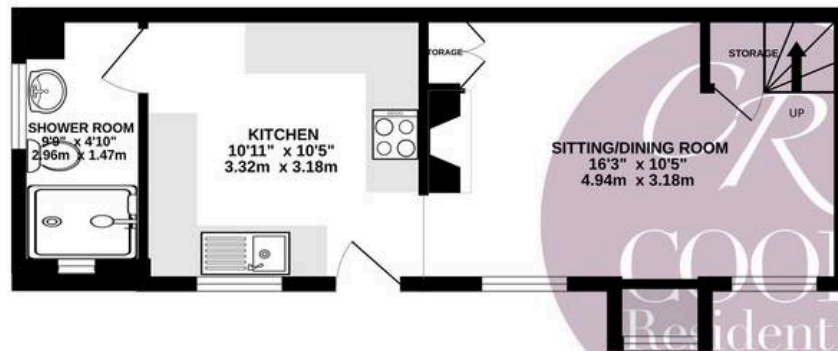
- **Tenure:** Freehold
- **Council Tax Band:** C

Location: Positioned on High Street, the cottage enjoys a setting within the historic village of Prestbury. Village shops, traditional pubs and community facilities provide everyday convenience, with Prestbury Village Stores and The King's Arms among the High Street amenities. Cheltenham offers a wider choice of shopping, dining and leisure facilities, allowing buyers to enjoy village surroundings with access to the town.

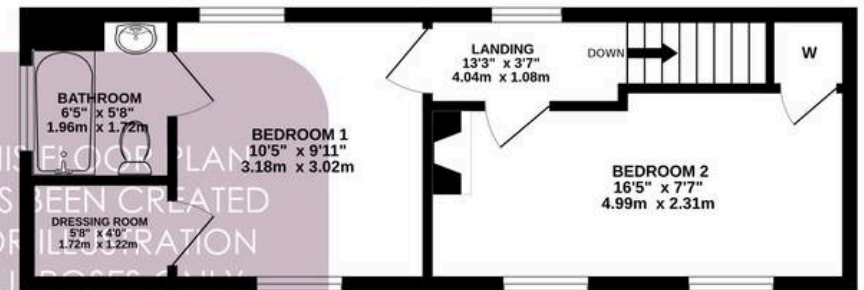
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GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 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.
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