



Briar Walk, Prestbury, GL52 5LS

Guide Price £625,000



Briar Walk

Prestbury, GL52 5LS

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Immaculate Four Bedroom Detached Property In Prestbury
- Impressive Light-Filled Conservatory
- Kitchen/Breakfast Room With Island & Open Flow Layout
- Driveway Parking For 4/5 Vehicles & Double Garage
- Beautifully Landscaped Private Rear South and West Facing Garden







This beautifully presented four-bedroom detached home offers generous and versatile living space, perfectly complemented by a stunning landscaped rear garden and an impressive conservatory that creates a seamless connection between inside and out. Offered to the market with **no onward chain**, the property further benefits from a double garage and a substantial driveway providing parking for multiple vehicles. Throughout the home, the dark wood finishes add warmth and character, creating a cohesive and inviting feel.

Porch: The property is entered via a secure, enclosed porch with surrounding windows, creating a bright and practical entrance space while providing an additional layer of privacy and security.

Entrance Hall: A spacious and welcoming hallway providing access to the principal ground floor accommodation, featuring a striking dark wood staircase and a large built-in walk-in storage cupboard, ideal for coats, shoes and everyday household storage.

Sitting Room: A well-proportioned and comfortable reception room offering ample space for a range of furniture layouts. A door leads directly into the conservatory, enhancing the flow of the home and allowing natural light to filter through from the rear.

Kitchen/Breakfast Room: A well-appointed kitchen fitted with a range of wall and base units, offering excellent storage and worktop space. A central breakfast bar/island subtly separates the kitchen and dining areas, creating a sociable and functional layout while maintaining an open-plan feel. The kitchen also benefits from direct access into the conservatory, further enhancing the connectivity of the ground floor.

Conservatory: A standout feature of the home, this impressive and uniquely shaped conservatory spans the rear, framed by dark wood-effect glazing which adds both warmth and visual appeal. With doors from both the sitting room and kitchen, the space enjoys an abundance of natural light throughout the day. The layout comfortably accommodates both seating and dining areas, with two sets of double doors opening onto the garden on either side, creating a seamless indoor-outdoor lifestyle.

Office: A valuable and versatile room, ideal for home working, with potential for use as a playroom, snug or additional reception space.

WC: Conveniently located on the ground floor and fitted with a white suite.

Landing: A generous landing area providing access to all bedrooms and the family bathroom. The space benefits from two well-sized built-in storage cupboards, offering excellent additional storage.

Bedroom One: A spacious and well-balanced principal bedroom, with a large window allowing excellent natural light. The room comfortably accommodates a king-size bed along with additional furniture and benefits from built-in double wardrobes providing practical storage. The addition of a private en-suite enhances both convenience and privacy, making it an ideal principal suite.

En-Suite: Just off the principal bedroom is a modern and well-presented shower room featuring a walk-in shower, vanity unit with integrated storage, WC and contemporary fittings, all finished with quality tiling.

Bedroom Two: A generous double bedroom, well-proportioned and ideal for family members or guests. The room benefits from built-in double wardrobes and a large window, creating a bright and airy feel while offering excellent everyday practicality.

Bedroom Three: Another well-sized double bedroom, offering versatility for a growing family. With built-in wardrobe storage and good natural light, the space is well suited as a comfortable bedroom, or guest room.

Bedroom Four: A surprisingly spacious fourth bedroom, larger than typical for a property of this style, making it highly versatile. With built-in wardrobes and a bright aspect, it works equally well as a bedroom, nursery or a dedicated home office without compromise.

Family Bathroom: A well-appointed and bright family bathroom fitted with a white suite including a bath with shower over, wash hand basin with **under-sink storage**, WC and the added feature of a bidet. The room is well laid out and practical for family use, with a clean and airy feel.

Outside: The rear garden is a particular highlight, having been thoughtfully landscaped and well maintained. A generous lawn is complemented by mature planting and established borders, creating a private and attractive setting. Two decked seating areas provide ideal spaces for outdoor dining and entertaining, with additional patio areas offering flexibility throughout the day. A shed provides useful external storage.

To the front, the property is approached via a driveway leading through the front garden, providing parking for approximately four to five vehicles and access to the double garage, which offers further secure parking or excellent storage space.

Certain items, including the fridge freezer, washing machine, curtains and selected furniture, may be available by separate negotiation.

Location:

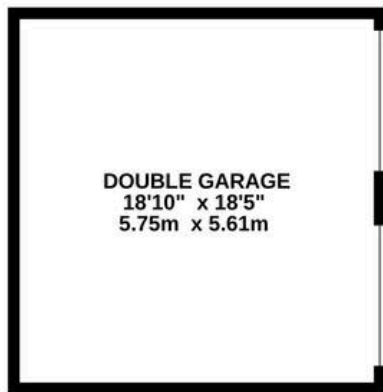
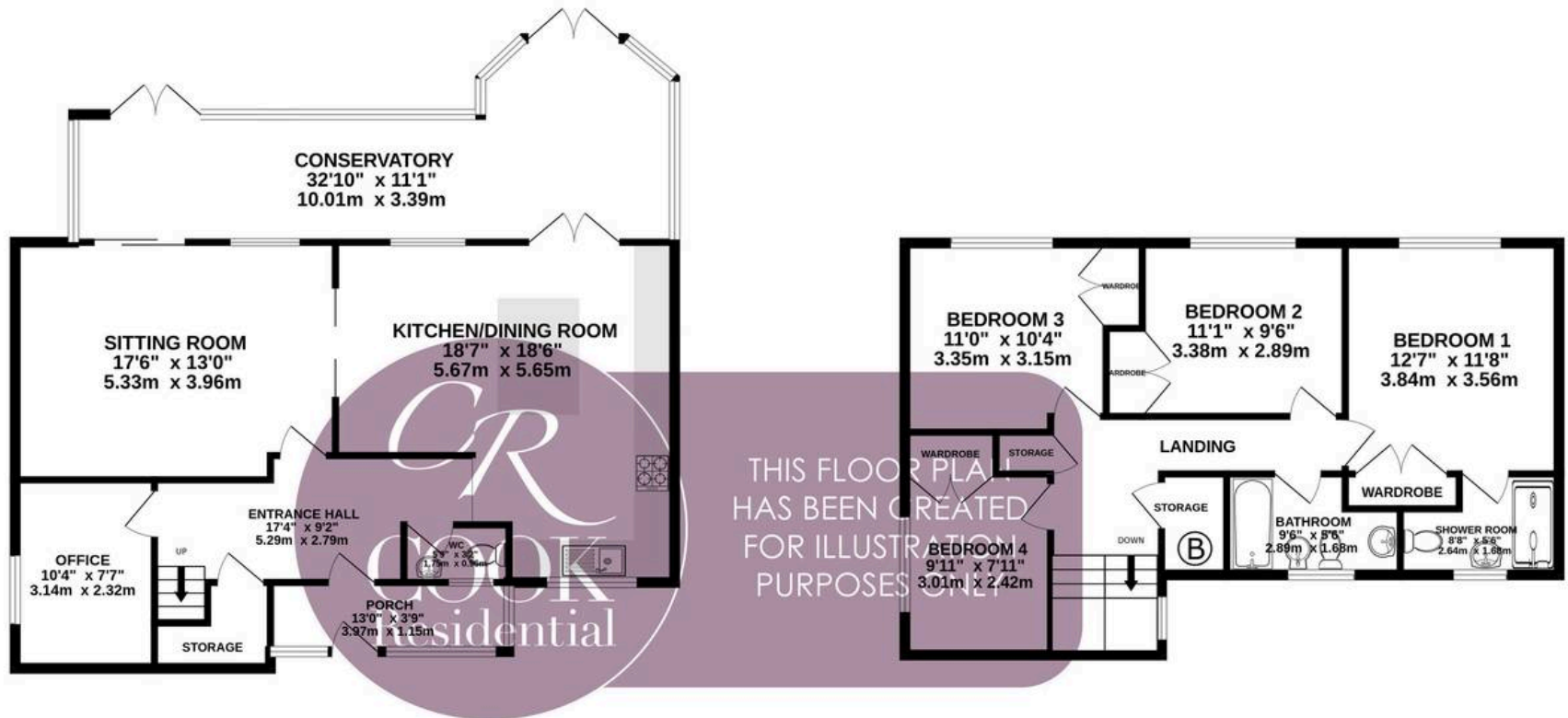
Situated within a popular and well-established residential area, the property enjoys a convenient position with easy access to Cheltenham town centre, a range of local amenities and well-regarded schools. There are excellent transport links nearby, making it an ideal choice for families and commuters alike.

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.



GROUND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.

1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.8 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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