



Priory Lane, Bishops Cleeve, Cheltenham, GL52
£590,000

**ADAM
HALLIWELL**
property

exp UK

Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 2

This individually designed, spacious four-bedroom detached home, set on a desirable, tranquil lane within walking distance of schools and village amenities, offers flexible modern living and a garden with a summer house, making it an ideal choice for families or retired downsizers, seeking comfort and style in a prime location.

- Spacious 1,700+ sq ft layout
- Four bedrooms
- Flexible accommodation (one double ground floor with en-suite)
- Large principle rooms
- Sought after, established lane
- Individually designed and built in 2017
- Three bathrooms, four toilets
- Utility room
- 18' x 50' rear garden
- Short walk to the village and schools



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Nestled along an established and highly sought-after lane, this individually designed detached house presents a rare opportunity to acquire a spacious and versatile family home. Constructed in 2007 by a highly regarded local builder, the property boasts over 1,700 square feet of thoughtfully arranged living space and occupies an enviable spot within one of the area's most desirable addresses. Its proximity to local amenities, picturesque walking and cycling routes, and some of the region's most sought-after schools – including Woodmancote School (just a 7-minute stroll away) and Cleeve School (a 14-minute walk) – makes it particularly appealing to families, retired couples, and those seeking space and comfort in a tranquil setting.

Upon entering, the home immediately impresses with its light-filled, flexible accommodation. The ground floor enjoys a welcoming layout, featuring a generously sized open-plan lounge that extends from the front to the back of the property. Large windows allow natural light to flood the space, creating a seamless link between indoors and outdoors, perfect for both relaxing and entertaining. Direct access to the garden further enhances the sense of space and tranquillity. This room also benefits from a wood burner, perfect for those cosy winter evenings or Christmas day.

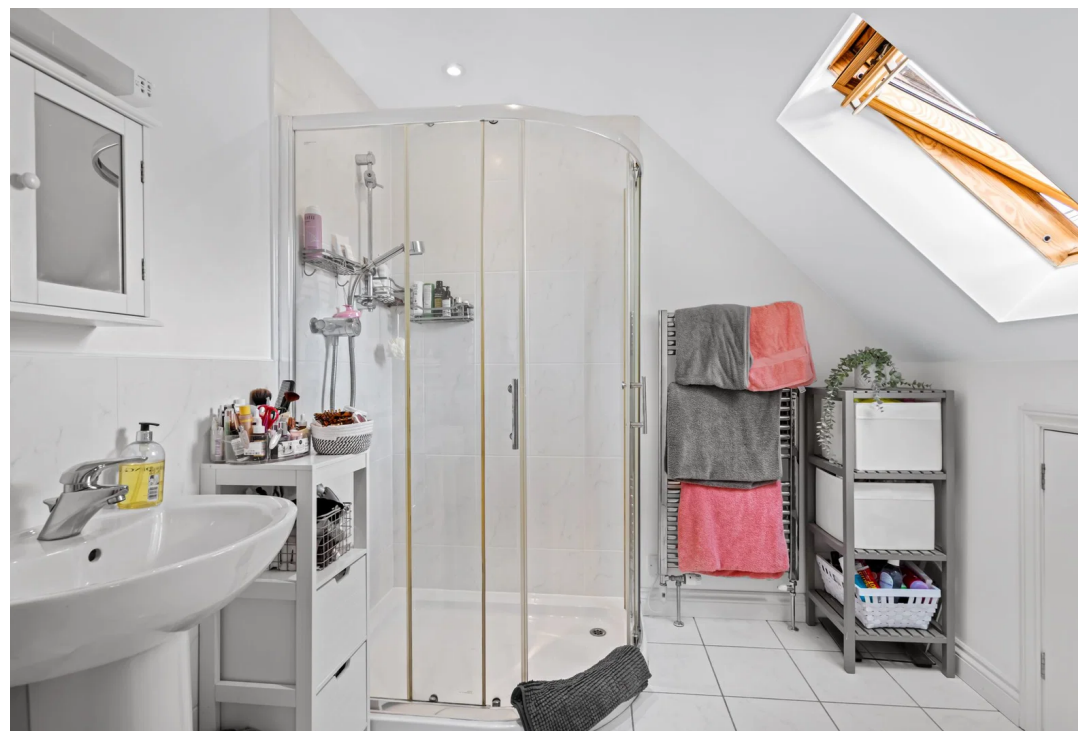
The heart of the house is undoubtedly the open-plan kitchen/diner, which blends style and practicality. This contemporary kitchen enjoys an abundance of natural light and is fitted with a some built-in appliances. A breakfast area and dedicated dining space make it an ideal hub for family life and social gatherings. Completing the ground floor is a utility room for added convenience, as well as a downstairs cloakroom/WC.

Distinctive for its flexible accommodation, the property also benefits from a ground floor double bedroom with an en-suite, providing the perfect solution for guests, multi-generational living, or a private office/study. Upstairs, the spacious principal bedroom is complemented by a modern en-suite, while a further double bedroom and a good-sized single bedroom offer ample room for a growing family. An additional well-appointed family bathroom serves the upper floor.

Outside, the garden provides a peaceful haven, featuring a summer house, perfect for relaxation or al fresco entertaining during the warmer months. Private parking is available on the property's drive, ensuring both convenience and security.

The location is ideal for those who value community and connectivity, being a short 7-minute walk to the village and close to local amenities, yet benefiting from the peaceful atmosphere of a lane popular with walkers and cyclists. With its EPC rating of C and council tax band E, this home is as practical as it is appealing.

Individually built, this distinctive residence is perfect for those seeking a blend





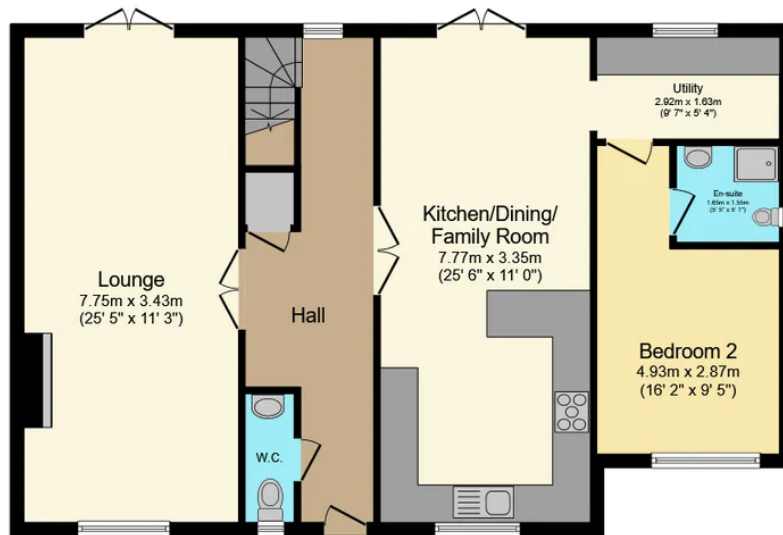
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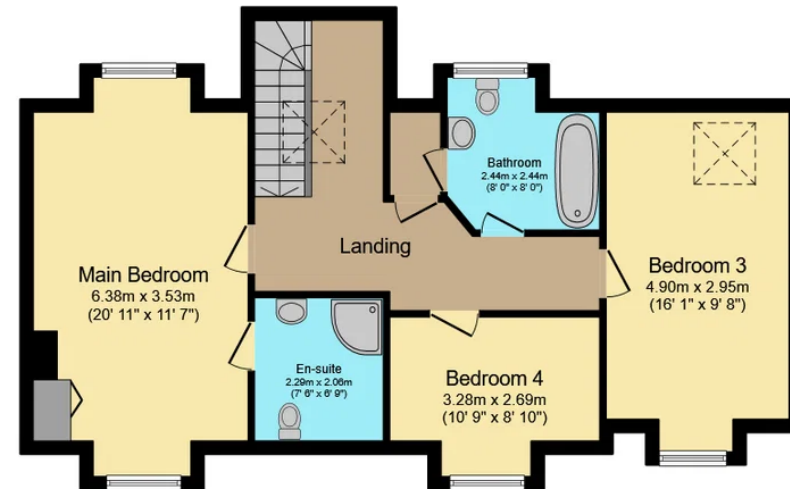
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Ground Floor

Floor area 90.0 sq.m. (969 sq.ft.)



First Floor

Floor area 69.3 sq.m. (746 sq.ft.)

Total floor area: 159.3 sq.m. (1,715 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Adam Halliwell Property

t: 01242 906586

e: adam.halliwell@exp.uk.com

w: www.adamhalliwell.exp.uk.com

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