

HIGH BEECHES, NOVERTON LANE, PRESTBURY

CHELtenham, GLOUCESTERSHIRE, GL52 5BB





Standing in an elevated position, well back from the road in a mature 0.74-acre plot and within walking distance of the village centre, this substantial family home offers generous accommodation, including three reception rooms, five bedrooms, garaging and ample parking, whilst also presenting excellent potential to enlarge and modernise, subject to the necessary consents.

The property is approached via a porch leading into a wide reception hall with a cloakroom and stairs rising to the first floor. The kitchen/breakfast room is fitted with solid wood units and is complemented by a useful utility room and adjoining storerooms. There is a dining room with a feature fireplace and bay window to the front aspect, whilst the impressive 23'7 x 19'1 sitting room enjoys dual aspect windows and patio doors overlooking the magnificent rear garden. An additional versatile family room opens into a large brick-built conservatory.

On the first floor, the landing provides access to all five bedrooms, together with a family bathroom and separate WC. The principal bedroom benefits from an en-suite shower room.

Outside, there is a large detached garage and ample parking for multiple vehicles. The stunning mature gardens are a particular feature, comprising a sweeping lawn interspersed with specimen trees, well-stocked borders and a pond.

High Beeches occupies an enviable plot within a short walk of the excellent amenities the village has to offer, including a general store, award-winning artisan butchers, a bakery, a highly regarded gastro restaurant and two public houses. The regional centre of Cheltenham is approximately 2 miles away, providing a wider range of bespoke shops and restaurants, together with several highly respected schools. The village is surrounded by beautiful countryside and Cleeve Hill, the highest point of the Cotswold Hills, is close by and offers lovely walks and far-reaching views.





High Beeches

Approximate Gross Internal Area = 238 sq m / 2570 sq ft

Garage = 25 sq m / 269 sq ft

Total = 263 sq m / 2839 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293452)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

EPC

D – 56.

COUNCIL TAX BAND

(G) - £3,988.13 (2026/2027).

TENURE

Freehold.

VIEWINGS

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

Charles Lear & Co.

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