



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



7, Apple Orchard,  
Cheltenham GL52 3EH  
Guide Price £575,000





## 7, Apple Orchard,

Cheltenham GL52 3EH

### Full Description:

An attractive and well-presented detached four-bedroom family home, positioned within a peaceful cul-de-sac in the highly sought-after village of Prestbury.

Ideally located for St Mary's School, Prestbury High Street, popular village pubs and everyday amenities.

The property boasts an exceptional setting, adjoining Cheltenham Racecourse and providing easy access to nearby countryside walks.

Extending to approximately 1,400 sq. ft, the accommodation is arranged to offer balanced and practical family living.

The ground floor features a bright open-plan kitchen and breakfast area, complete with granite worktops, a breakfast bar and doors opening onto the rear patio.

A separate utility room provides useful space for laundry, cleaning and also offers access to both the garden and the integral garage.

The ground floor further benefits from a guest WC and a generous sitting room with large windows that flood the space with natural light.

On the first floor are three well-proportioned double bedrooms and a single bedroom.







The principal bedroom includes a stylish en-suite featuring a walk-in shower and shabby chic vanity unit, while the remaining bedrooms are served by a well-appointed family bathroom.

Two of the bedrooms also benefit from built-in storage.

Externally, the property offers a private rear garden laid mainly to lawn, enhanced by a water feature and complemented by paved patio areas ideal for outdoor dining and entertaining.

To the front, leafy foliage frames the property, giving it a charming feel, while an integral garage and off-road parking further enhance its practicality.

#### Summary:

Prestbury is a highly regarded village known for its historic architecture, tree-lined streets and strong community atmosphere.

Its selection of local cafés, pubs and independent shops adds to its appeal, while the close proximity to Cheltenham Racecourse host to the renowned festivals making it a particularly desirable location for those seeking village living with excellent connectivity.

#### Further Information

Tenure: Freehold

Council Tax Band: E

Services: Mains electricity, gas, water and drainage

Local Authority: Cheltenham Borough Council. Tel.01242 26 26 26



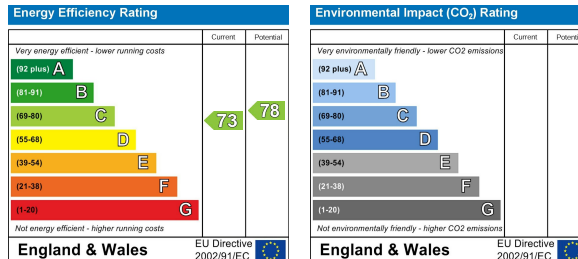
## Floor Plan



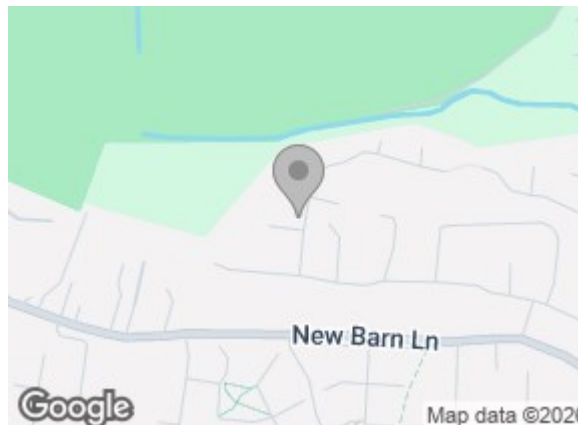
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## Energy Efficiency Graph



## Area Map



## Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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