



MERRYFIELD

Prestbury, GL52 3AP



CHURCH LANE, PRESTBURY, GLOUCESTERSHIRE, GL52 3AP

Located in a wonderfully private and peaceful position in the heart of the village, an individual single storey home with flexible accommodation, a double garage and a private west facing garden.



Local Authority: Cheltenham Borough Council

Council Tax Band: G

Tenure: Freehold

Cheltenham (Montpellier) 3 miles, Cheltenham Spa Train Station 3½ miles, Winchcombe 5 miles, Cirencester 20 miles, Oxford 40 miles, London 97 miles (Distances approximate).

All mains services are connected.

Guide Price: £1,150,000



THE PROPERTY

Tucked away at the end of a quiet lane in the heart of Prestbury village, Merryfield is a well-presented home offering predominantly single storey accommodation with a small number of internal steps that create a gentle division between the main living areas and the bedroom wings.

The layout is practical and well balanced, with all rooms leading from a large impressive reception room.







LIVING AND ACCOMMODATION

The kitchen breakfast room is positioned at the rear of the house with glazed doors that open onto the patio and the west facing garden.

Adjacent to the kitchen, also enjoying the view of the garden, is a formal dining room which connects directly with the sitting room.

The sitting room is a generous and comfortable space with a dual aspect and doors to the garden, providing an excellent area for both relaxing and entertaining. A separate utility room is located just off the kitchen.

A study sits close to the principal suite and provides an ideal space for home working. The principal bedroom enjoys a spacious en suite that includes a private sauna.

The second bedroom also benefits from an en suite shower room, while bedrooms three and four are served by a separate family bathroom.







GARDEN

Wrapping around the bungalow, the garden is manageable in size, predominantly west facing and enclosed by beautiful mature trees which provide a good degree of privacy.

A detached double garage sits to the side of the property and offers secure parking and storage.

Overall, this is a well proportioned home that combines lateral living with a convenient village setting.







Approximate Gross Internal Area = 204.5 sq m / 2201 sq ft
 Garage = 28.54 sq m / 307 sq ft
 Total = 233.04 sq m / 2508 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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