

# THE FOLLY

MILL STREET, PRESTBURY, CHELTENHAM,  
GLOUCESTERSHIRE, GL52 3BG





Situated in the heart of Prestbury village, this impressive detached home has been comprehensively renovated, extended and remodelled by the current owners to create a superb modern residence extending to approximately 3,000 sq.ft., arranged over two floors.

Having purchased the property through our office ten years ago, the owners have transformed the house into a luxurious family home, whilst creating a practical layout suited to those looking for a more manageable home. The works have been completed to a high standard throughout, with careful attention to detail and quality of finish.

The main living space is centred around the impressive open-plan kitchen, dining and family room, enjoying views and access to the gardens. Features include underfloor heating beneath porcelain tiled flooring, Silestone worktops, Quooker hot water tap and integrated Siemens appliances including twin ovens, dishwasher, fridge freezer and dual-zone wine fridge.

The ground floor accommodation offers excellent flexibility with a home office, separate TV room and gym. The gym is a versatile space and could easily be converted into a ground floor bedroom suite if required, with existing ensuite facilities making this an attractive option for future buyers seeking adaptable accommodation.

The sitting room provides a more traditional reception space with a Stovax log burner, while engineered oak flooring, an oak staircase, powder-coated aluminium windows, zinc cladding, cedar-clad balcony and an Urban front door reflect the quality and contemporary design throughout.

Externally, the property enjoys private gardens extending to approximately 0.32 acres, despite its central village location. The rear garden backs onto open fields, providing a wonderful sense of space and privacy. The landscaped garden design incorporates a generous patio area and ornamental pond, creating an attractive outdoor setting for relaxation and entertaining. A driveway provides ample parking and leads to a double garage.

A rare opportunity to acquire a beautifully renovated and extended village home, combining contemporary living, excellent flexibility and a highly desirable Prestbury village location within walking distance to all the amenities.





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Approximate Gross Internal Area = 278.5 sq m / 2998 sq ft

Garage = 32.5 sq m / 350 sq ft

Total = 311.0 sq m / 3348 sq ft

(Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1314936)



#### **GENERAL INFORMATION**

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

#### **EPC**

Current – 78 (C).  
Potential – 80 (C).

#### **COUNCIL TAX BAND**

(G) - £3,988.61pa. (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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