

8 GREENFIELDS,

NEW BARN LANE, CHELTENHAM, GLOUCESTERSHIRE, GL52 3LG





Set back from this popular road within a short walk of Pittville Park, the Pump Rooms and Prestbury Park Racecourse is this impressive executive style home dating from the early 1980s. The property forms part of a linear development of similar homes and is also beneficially offered with no onward chain.

Entering the property there is spacious reception hall with a tiled floor, off the hall there is a cloakroom and a useful snug or home office. Further ground floor accommodation includes a spacious sitting room with bi-fold doors to the garden and the cosy adjoining dining room offers enough space for formal dining. Completing the ground floor is a beautifully refitted kitchen with an island unit with a breakfast bar and resin worktops. Adjoining the kitchen is an all year round sunroom, a versatile space further enhancing the property and giving additional space to enjoy family living.

On the first floor off a vast landing are five superb bedrooms three of which beneficially have the feature of built in storage and there are two bath/shower rooms to serve the bedrooms one of which is an en-suite to the principal bedroom. There is also the opportunity to create an additional en-suite facility if desired to create a guest bedroom suite.

Of note the property also benefits from a 17' double integral garage providing additional off road parking, if required, or valuable storage. At the rear of the garage the present owner has created a practical utility area for the washing machine and tumble dryer.

The loft in the property is a very good space and is partially boarded with a light and loft ladder providing further storage, however, the present owner gained planning consent to convert the loft space to create a principal en-suite bedroom, details can be viewed on the CBC planning portal reference number 24/00298/FUL.

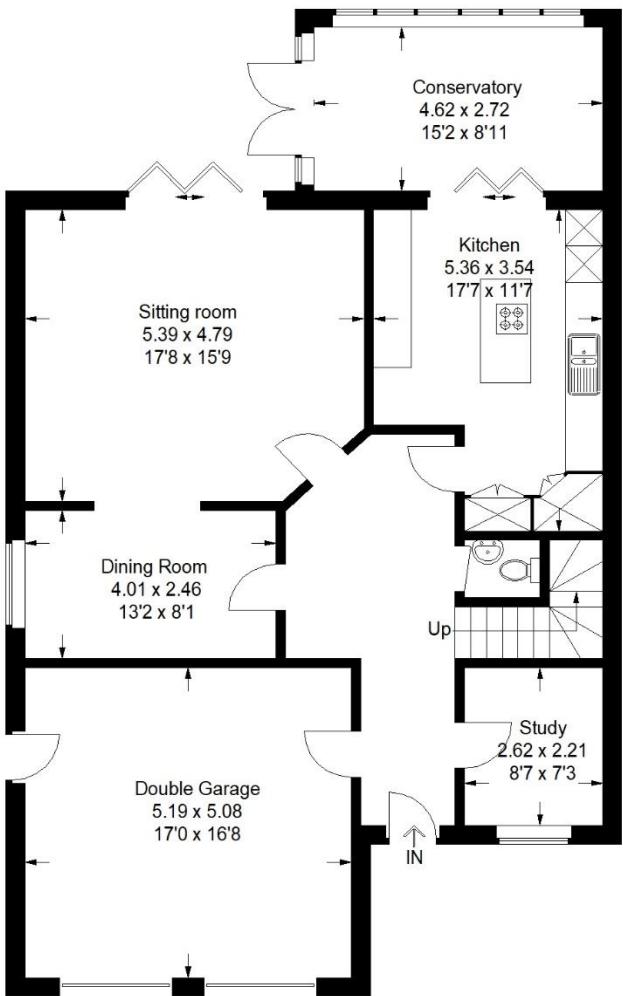
At the front of the property there is a brick paved sweeping drive providing off road parking for up to five vehicles and at the rear there is a manageable low maintenance south facing garden with a patio area, raised decked area ideal for summer dining and a small lawn, the property abuts a playing field owned by Pittville School which has been sold for re-development and planning consent has been granted for the erection of 58 homes. The application can be viewed on the CBC planning portal ref 25/00780/FUL.



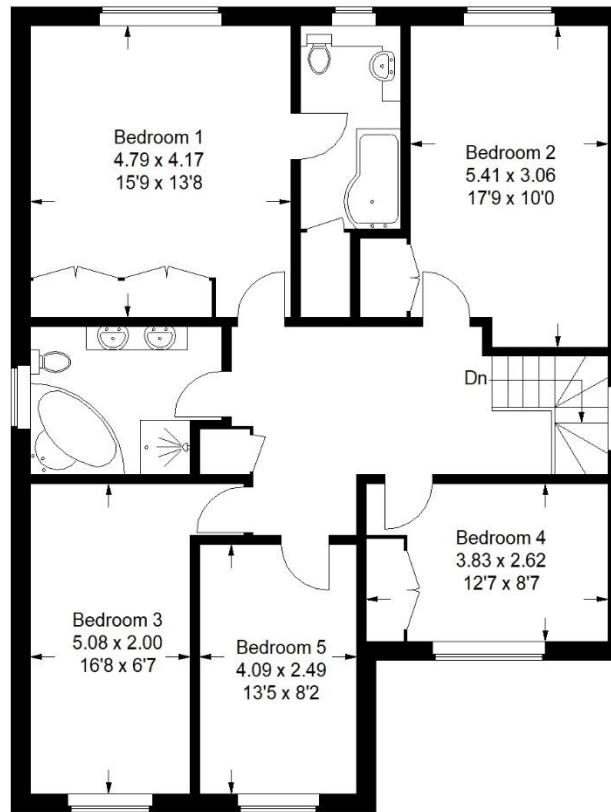


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Approximate Gross Internal Area (Including Garage) = 228.0 sq m / 2454 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. (ID1260336)



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GENERAL INFORMATION

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

COUNCIL TAX

Tax Band (F) - £3,150.38 pa. 2025/2026.

EPC RATING

D

PRICE

GUIDE PRICE £825,000

VIEWINGS

Strictly by prior appointment through Charles Lear & Co.
on 01242 222722