

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.

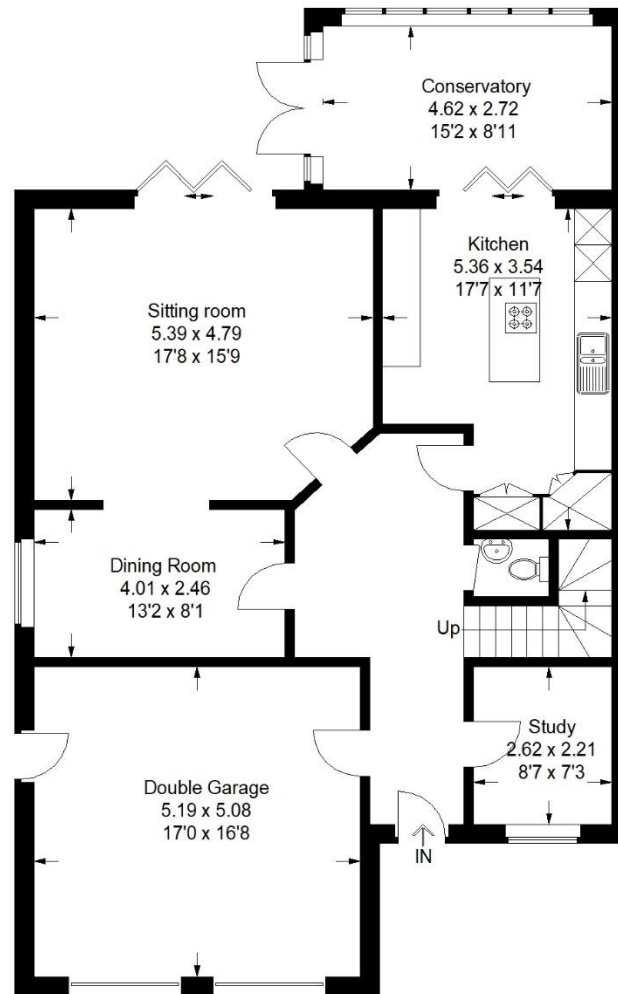
At the front of the property there is a brick paved sweeping drive providing off road parking for up to five vehicles and at the rear there is a manageable low maintenance south facing garden with a patio area, raised decked area ideal for summer dining and a small lawn, the property abuts a playing 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.



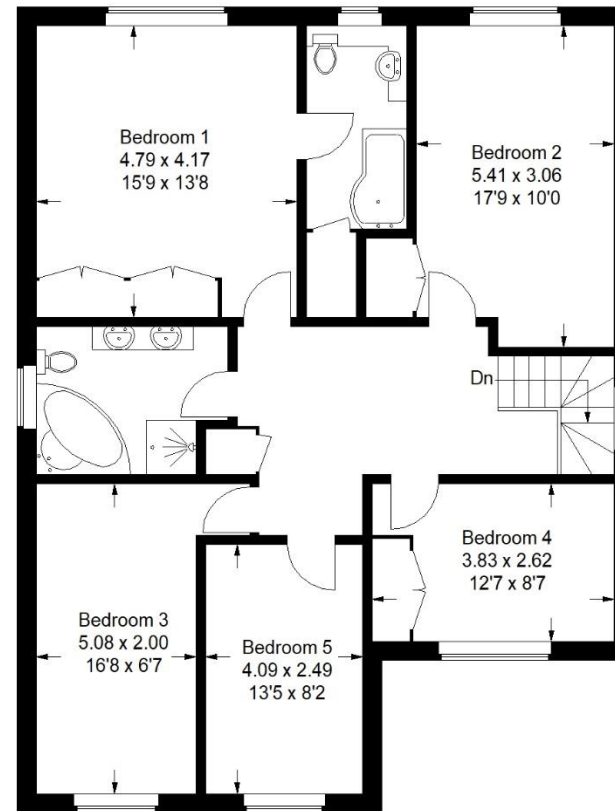


8 Greenfields

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)



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

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

