

39 THE BURGAGE

PRESTBURY, CHELTENHAM, GLOUCESTERSHIRE, GL52 3DL

 Charles Lear



39 THE BURGAGE, PRESTBURY

Standing in this quiet residential backwater within a short walk to the village centre, this beautifully presented Grade II Listed character cottage boasts a wealth of character features, three double bedrooms, a very pretty West facing cottage garden and stunning views of Cleeve Hill.

- Canopy porch leading to reception hall with beautiful original flagstone flooring
- Sitting room with views and log burning stove
- Study/snug with original range
- Bathroom with vaulted and beamed ceiling
- Dining room with electric stove, door into the garden and stairs to the guest bedroom with storage
- Kitchen with fitted units and door into the conservatory/garden room which boasts a pretty view over the West facing garden
- Original staircase to the master bedroom with en-suite cloakroom and bedroom 2
- Enclosed and well stocked pretty cottage garden with gated pedestrian side access

DESCRIPTION

This charming historic Grade II Listed cottage dating back to 1812 was originally owned by the church commission and is steeped in a wealth of character with period features including stone flagged floors, beamed ceilings and original cast iron range. 39 The Burgage started life as a two bedroom cottage but was lovingly enlarged in the 1890's to offer the three bedroom accommodation we have today. The house is particularly bright and boasts superb views from the front to the escarpment and a pretty cottage garden to the rear.





SITUATION

Located in The Burgage, a peaceful and desirable road within a short walk of the village centre. Prestbury is a very old Parish renowned for its wide variety of pretty stone houses and cottages based around the proactive church of St. Mary's. Nestling at the foot of the Cotswolds, this vibrant community enjoys a wide selection of amenities including a general store, butcher, chemist, hairdresser, library, three popular public houses and a Primary School. Prestbury is only some 2 miles from the regional centre of Cheltenham.

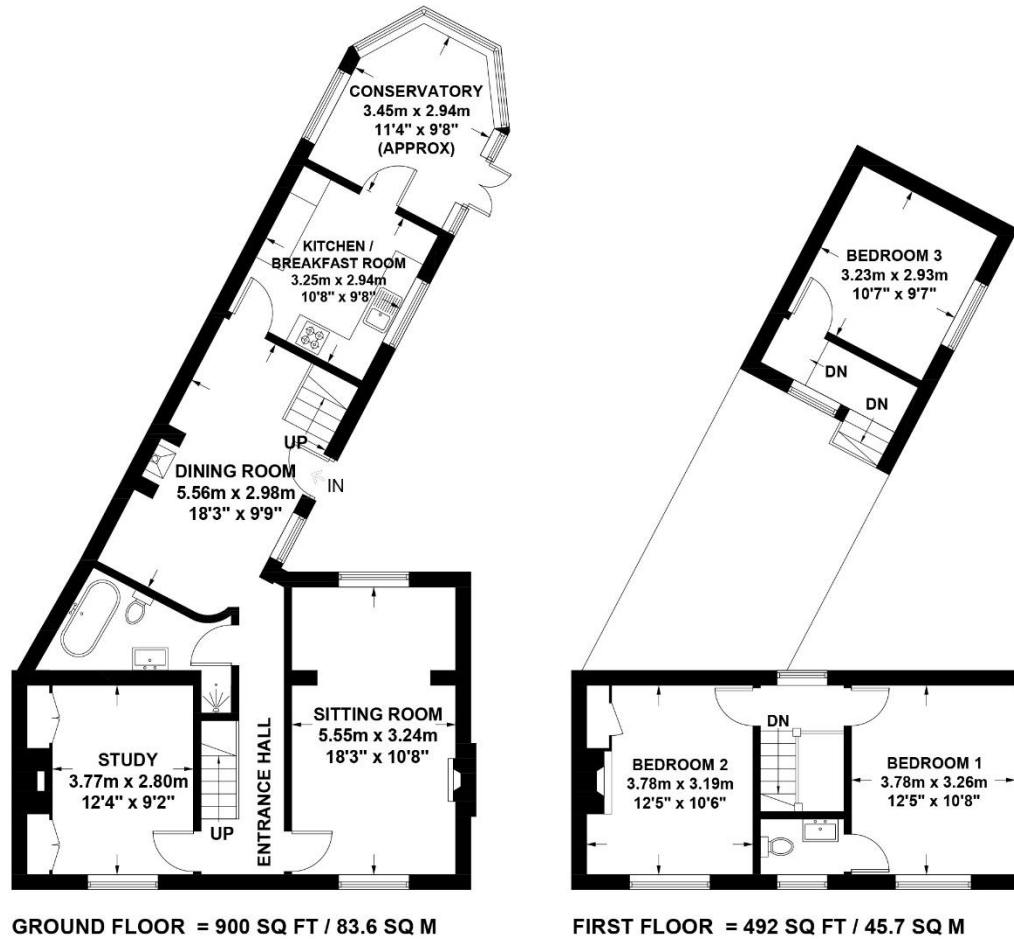
GENERAL INFORMATION

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

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (E) - £2,169.55 pa. (2019/2020).

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area = 129.3 sq m / 1392 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.
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