

2 THE OLD SURGERY, PRESTBURY ROAD,
PRESTBURY, CHELTENHAM, GL52 3DD



2 THE OLD SURGERY

Constructed some 5 years ago by a reputable local builder, this attractive semi-detached house measures nearly 2,000sq.ft. and offers four bedrooms, three bathrooms and off-road parking for as many as four vehicles. To the rear is a pretty and manageable rear garden with pedestrian access.

Within a short walk of all the amenities Prestbury has to offer, The Old Surgery is a select development of just six contemporary houses that were completed in 2020. The house comes with the balance of a 10-year new home warranty by ICW.

A contemporary front door opens into a spacious hall which leads into the comfortable sitting room and an open-plan kitchen/dining/family room at the rear of the house which opens into the garden. The kitchen is fitted with an excellent range of wall and base level storage units and includes a central island incorporating a breakfast bar. Also on the ground floor is a useful utility room, cloakroom and under-stair storage cupboard.

The first floor provides three excellent double bedrooms. Two of which have fitted wardrobes whilst one enjoys an en-suite shower room. There is also a contemporary family bathroom.

The top floor plays host to an excellent principal bedroom suite with a dressing area and an en-suite shower room.

Outside and to the rear is an excellent rear garden, partly laid to lawn with a generous patio area and side access.





SITUATION

Located in the highly desirable village of Prestbury, situated at the foot of the escarpment with some fine walking country on the doorstep and within a short walk to many local amenities including a popular butcher, a few public houses, post office, supermarket and a sought-after primary school. Cheltenham town centre, which is within 2 miles, plays host to an array of excellent schools and a variety of popular festivals including literature, jazz and science. One of the town's main attractions is the racecourse which is also within walking distance.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected.

Local Authority:

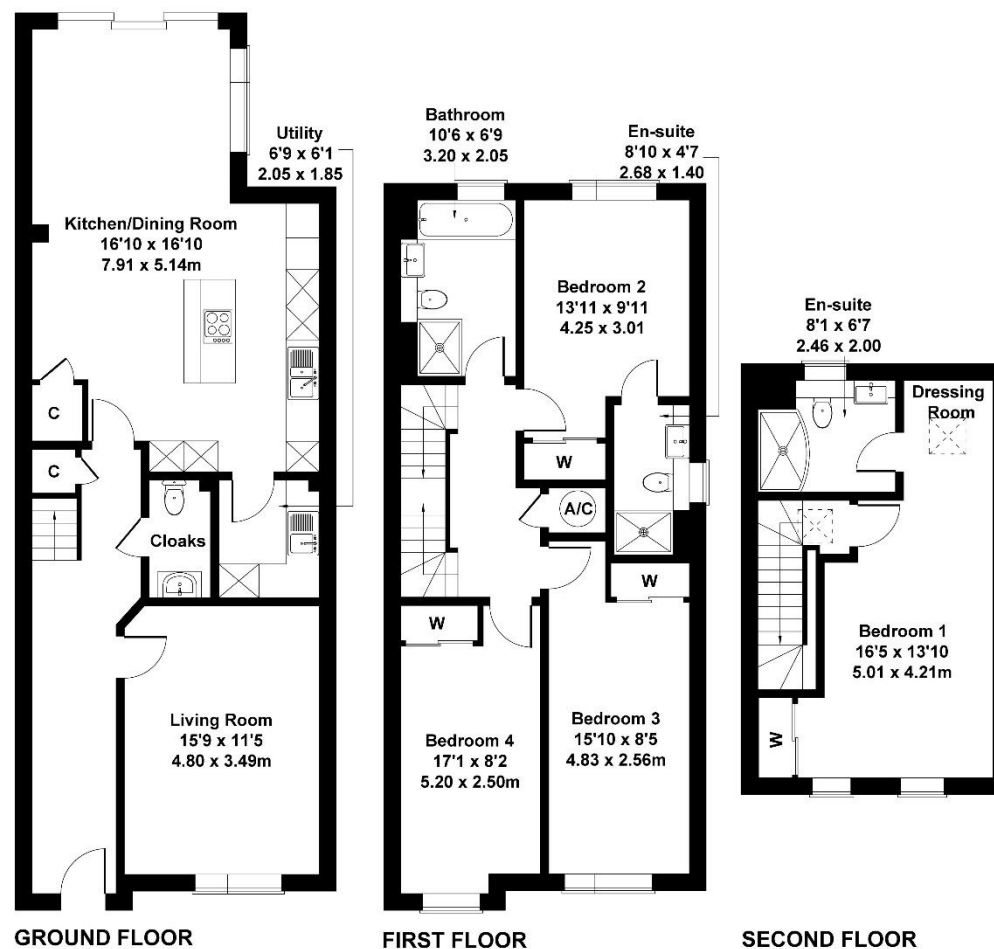
The property is presently registered for business rates as the house is utilised as a short-term rental. Previously Council Tax Band: (F) - £3,297.31 pa. (2025/2026).

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



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Approximate Gross Internal Area
1785 sq ft - 166 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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