

HILL COTTAGE, MILL LANE
PRESTBURY, CHELTENHAM, GL52 3NF



HILL COTTAGE, MILL LANE

In an unrivalled rural location, and with spectacular far reaching views, this unique single storey dwelling is situated on a peaceful country lane in established grounds on the edge of the desirable village of Prestbury. The property is offered with no onward chain and the potential to improve.

- Beautifully proportioned property with versatile accommodation in excess of 2000 sq ft
- Dating from the early 1970s, with spacious and light accommodation
- Exceptional potential to modernise, enlarge or replace the existing dwelling subject to consent
- Triple aspect sitting room overlooking the garden, spacious open plan kitchen/dining room with interconnecting utility
- Three sizeable bedrooms with extensive built in storage, bathroom and separate WC
- Secure gated parking, double garaging with a personal door to the utility room, delightful mature gardens an attractive stream meandering through abutting open countryside

DESCRIPTION

This lovely detached single storey home dates from the 1970s and provides spacious and light accommodation which would benefit from a sympathetic programme of updating. The property is double glazed with timber elevations with the addition of a sizeable double garage, the property is set behind double gates occupying a stunning country garden approaching half an acre abutting open countryside and is offered with no onward chain.





SITUATION

The property can be found located on the upper slopes of Mill Lane, on the right shortly after the crossroads with Queenwood Grove and Cockcroft Lane, the property stands in a private location behind a long close board fence and gates. The property is one of a handful in the location which is popular due to its proximity to unspoiled countryside. The village of Prestbury provides a surprisingly good range of amenities to serve the community including a general store, chemist, artisan butcher, public houses, parish church and an excellent primary school whilst Cheltenham town centre is only two miles distance providing greater facilities.

GENERAL INFORMATION

Services:

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

Local Authority:

Tewkesbury Council: 01684 295010 - £2247.56

Council Tax Band: (E) - £2,247.56 pa. (2019/2020).

Viewing:

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



Approximate Gross Internal Area = 204.8 sq m / 2204 sq ft
(Including Garage)



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.
Cheltenham Home Inspection © 2021