



Apple Orchard, Prestbury, GL52 3EH

Guide Price £525,000



CR

## Apple Orchard

Prestbury, GL52 3EH

Situated within a desirable residential setting in Prestbury, Apple Orchard is a beautifully presented four bedroom detached family home offering generous and versatile accommodation throughout. Thoughtfully arranged to suit modern family living, the property enjoys a seamless flow between reception spaces, a charming conservatory extension with log burning stove, driveway parking for two vehicles and an integral garage. Offered to the market with No Onward Chain, this is an excellent opportunity to secure a well-balanced home in one of Cheltenham's most sought-after villages.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Four Bedroom Detached Family Home
- Situated In The Desirable Cheltenham Suburb of Prestbury
- Close To Local Amenities
- Private Enclosed Garden
- Garage and Covered Driveway





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**Entrance Hall:** A welcoming entrance hall with light wood-effect flooring and staircase rising to the first floor. Doors lead to the principal ground floor rooms, setting the tone for the well-proportioned accommodation beyond.

**Sitting Room:** A spacious and comfortable reception room positioned to the front of the property, offering generous proportions and excellent natural light. There is ample space for a full suite of furniture, creating a relaxed family living environment.

**Kitchen / Dining Room:** The kitchen is fitted with a range of wall and base units with complementary work surfaces and space for appliances. There is room for a dining table, making this a sociable hub for everyday life and opens up into the conservatory extension, allowing the ground floor to flow naturally through to the garden. The kitchen also provides access directly to the utility room.

**Utility Room:** A practical and well-appointed space with additional storage, work surface area, sink and plumbing for appliances. A door provides direct access out to the rear garden.

**Cloakroom:** Conveniently positioned on the ground floor and fitted with a WC and wash hand basin.

**Conservatory:** A particularly attractive addition to the home, featuring a vaulted ceiling with skylight windows and French doors opening onto the patio. The log burning stove provides a charming focal point, ensuring the room remains cosy and usable throughout the year.

**First Floor Landing:** Providing access to all four bedrooms and the family bathroom.

**Bedroom One:** A generous double bedroom positioned to the rear of the property with a pleasant outlook over the garden. The room benefits from a private en-suite shower room.

**En-Suite:** Fitted with a shower enclosure, WC and wash hand basin.

**Bedroom Two:** A well-proportioned double road facing bedroom.

**Bedroom Three:** A comfortable roadside facing double bedroom benefitting from built in storage space.

**Bedroom Four:** A single rear facing bedroom ideal as a nursery, study or home office benefitting from built in storage space.

**Family Bathroom:** Comprising a panelled bath with shower over, WC and wash hand basin, finished in neutral tones.

**Garden:** The rear garden is attractively arranged with a paved patio spanning the width of the house, providing an excellent space for outdoor dining and entertaining. Steps lead down to a level lawn bordered by established planting and shrubs, with additional seating areas creating interest and versatility. The garden enjoys a good degree of privacy and is fully enclosed.

**Driveway:** To the front and side of the property, a driveway provides off-road parking for two vehicles and leads to the integral garage as well as an additional green space at the front of the property.

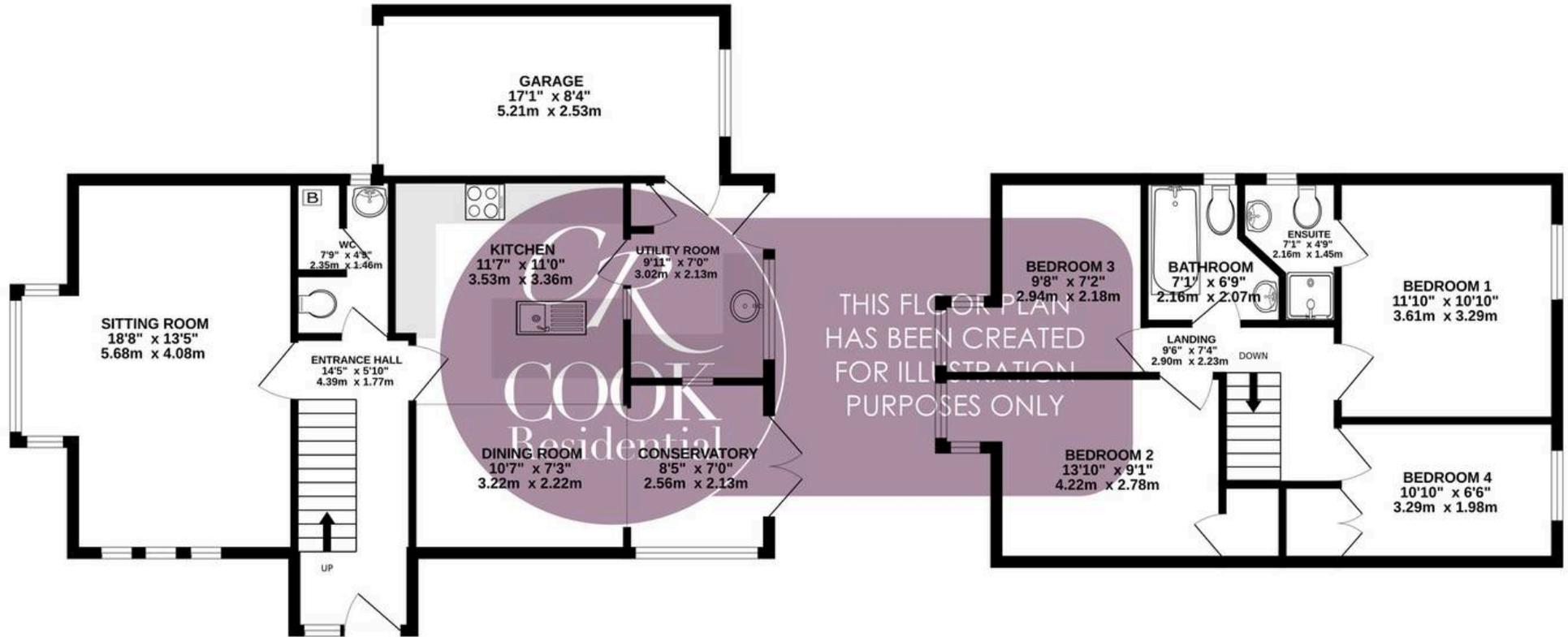
**Location:** Prestbury is one of Cheltenham's most desirable villages, combining a strong sense of community with excellent local amenities. The village offers a selection of shops, cafés, traditional public houses and highly regarded schools, all within easy reach. Prestbury enjoys beautiful countryside walks at the foot of Cleeve Hill while remaining conveniently positioned for access into Cheltenham town centre, the racecourse and main transport links.

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**GROUND FLOOR**  
812 sq.ft. (75.4 sq.m.) approx.

**FIRST FLOOR**  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Cook Residential

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