



Bouncers Lane, Prestbury

Guide Price £280,000





Bouncers Lane

Prestbury, GL52 5JB

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two-Bedroom Terraced Home
- Sought-After Prestbury Village Location
- Within Close Proximity To St Mary's School
- Sitting Room With Wood-Burning Stove
- Built-In Storage Throughout
- Generous Rear Garden With Decked Entertaining Area And Detached Shed/Outbuilding





A charming two-bedroom terraced home situated in the heart of the sought-after village of Prestbury, offering a wonderful blend of character and modern convenience. Beautifully presented throughout, the property benefits from a spacious sitting room with a wood-burning stove, a modern fitted kitchen, two double bedrooms, a generous rear garden, and a useful detached shed. Located on the ever-popular Bouncers Lane, the property is ideally suited to first-time buyers, downsizers, or those seeking a village lifestyle within easy reach of Cheltenham town centre.

Porch: A useful entrance porch providing additional storage space and access into the main accommodation.

Sitting/Dining Room: A welcoming reception room full of character, featuring an attractive exposed brick fireplace housing a wood-burning stove, creating a cosy focal point. The room offers ample space for both seating and dining furniture, with a front aspect window allowing plenty of natural light. Stairs rise to the first floor, whilst a door leads through to the inner hallway.

Hallway: Providing access to the bathroom and kitchen, with a useful storage cupboard.

Kitchen: Fitted with a range of contemporary grey wall and base units complemented by wooden work surfaces and tiled splashbacks. The kitchen incorporates an integrated oven, hob with extractor hood over, an integrated fridge and freezer, and space and plumbing for additional appliances. A rear door provides direct access to the garden, creating an easy connection between indoor and outdoor living.

Bathroom: Located on the ground floor and fitted with a white suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with tiled surrounds and a window providing natural light and ventilation.

Landing: Providing access to both bedrooms and a useful built-in wardrobe/storage cupboard.

Bedroom One: A spacious double bedroom positioned to the front of the property, offering ample room for freestanding furniture and benefiting from a useful built-in wardrobe, providing excellent storage. The room enjoys a pleasant outlook and offers a comfortable and relaxing principal bedroom.

Bedroom Two: A further double bedroom overlooking the rear garden, making an ideal guest room, child's bedroom or home office.

Outside: To the front, the property is approached via an enclosed courtyard-style garden with gated access. The rear garden is a particular feature of the home, offering a generous enclosed space with a lawned area, mature planting, decked entertaining terrace and a separate seating area to the rear. A useful detached brick built shed provides excellent storage.

Additional Details

- Tenure: Freehold
- Council Tax Band: B
- EPC Rating: C

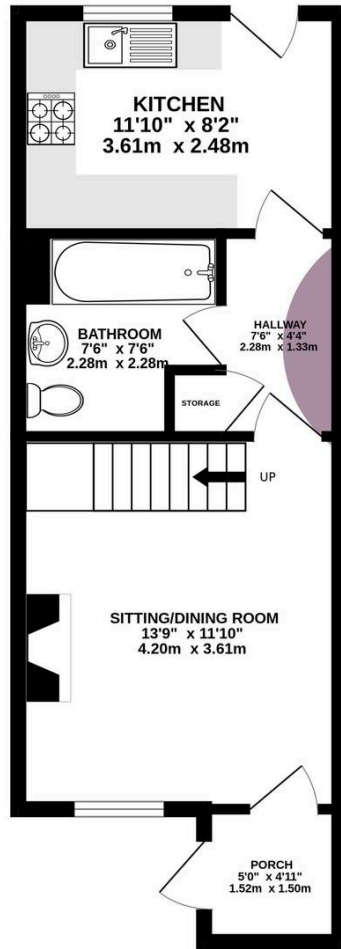
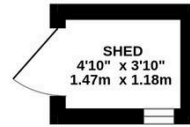
Location: Prestbury is one of Cheltenham's most desirable villages, offering a wonderful community atmosphere alongside an excellent range of amenities including independent shops, cafés, pubs, a bakery, primary school and doctors' surgery. The property is particularly well positioned for families, being within close proximity to the highly regarded St Mary's Church of England Infant School and Junior School, both of which are at the heart of the village community. Prestbury is steeped in history and surrounded by beautiful countryside walks, whilst Cheltenham town centre is easily accessible and offers a wider range of shopping, dining, leisure facilities and transport links.

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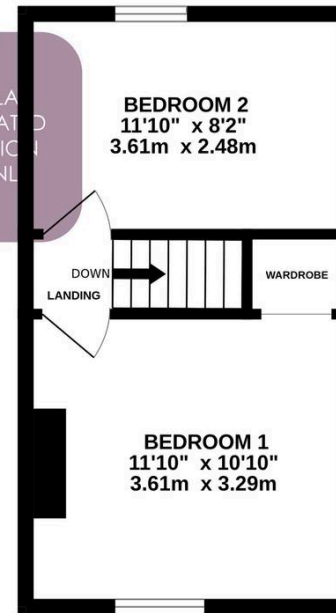
GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



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THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATIVE
PURPOSES ONLY



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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