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3 Mill Lane

Prestbury, Cheltenham, Gloucestershire, GL52 3NE

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A contemporary detached house set in a private, picturesque location, offering stunning views and direct access to the Cotswold Escarpment.

- Private development of just 3 houses
- Living room
- Dining room
- Kitchen/Breakfast room
- Utility room & Cloakroom
- Study
- Principal bedroom with ensuite
- Guest bedroom with ensuite
- Two further double bedrooms
- All bedrooms have built in storage
- Southerly facing garden
- Double garage

A modern detached home set in an idyllic location on the highly sought-after Mill Lane, featuring lovely southerly-facing gardens, a double garage, and views of the Cotswold Escarpment. Built around 2000, the house was thoughtfully designed, creating an exceptionally comfortable, high-quality home with practical accommodation. Internally, the property spans 2,157 square feet and offers spacious living with a contemporary emphasis on space, volume, and light.

Access to the home is through a large entrance hall, leading to the principal reception rooms. The dining room, positioned to the right, serves as a functional family space and a sociable area for entertaining. The spacious living room features double doors that open onto the patio terrace and gardens. Adjacent to the sitting room is a study, located between it and the kitchen. The kitchen / breakfast room, as typically found in the best family homes, is the heart of the house—modern in style and well-equipped with a range of units, integrated appliances, and double doors that lead to the sun terrace and gardens. A cloakroom and a large utility room, which is ideal as a boot room, provide direct access to the outdoors.



On the first floor, arranged around a central landing, are four excellent double bedrooms, all featuring fitted wardrobes. The principal bedroom is a spacious room overlooking the rear garden and includes an en suite shower room. There is a guest bedroom with its own en suite shower and views towards Cleeve Hill, while the two remaining double bedrooms share a modern family bathroom.

Overall, this is a lovely property with a contemporary feel, situated in a charming setting that provides access to the countryside, yet is just a short drive from both Cheltenham and Winchcombe.

OUTSIDE: The approach to the house is truly special, directly facing open countryside with Cleeve Hill as the picturesque backdrop. The lane continues with a footpath that leads to the lower slopes of the Cotswold Way. A driveway leads to ample off-road parking and the double garage, with the main garden located at the rear. Despite being a modern property, the gardens have a mature feel and have raised planted borders at the back of the garden.

Designed for low maintenance, the grounds consist of a lawn flanked by a patio terrace that connects the principal reception rooms to the outdoor space. There is a personal door to the double garage and space behind the garage to conceal a garden shed.

SITUATION: Mill Lane is a particularly attractive road connecting the old part of the village to the foot of Cleeve Hill and its common. It is rare to see homes in this particular spot for sale as Prestbury has become a highly sought-after address, recognised for offering a countryfied lifestyle yet within a short drive of Cheltenham town centre, just 3 miles. Characterful and charming, the village itself has a real community feel and the amenities are extremely well patronised by the local residents. Along with a wonderful combination of 17th century and more modern homes that create atmospheric street scenes, there are two popular public houses plus the recently renovated Kings Arms part of the Raymond Blanc's Gastropub chains, a village store, butchers, beautiful church and excellent local schools. Some of Cheltenham's very best walking and riding countryside is within a stone's throw of the house and Cheltenham's rich centre is within easy reach.

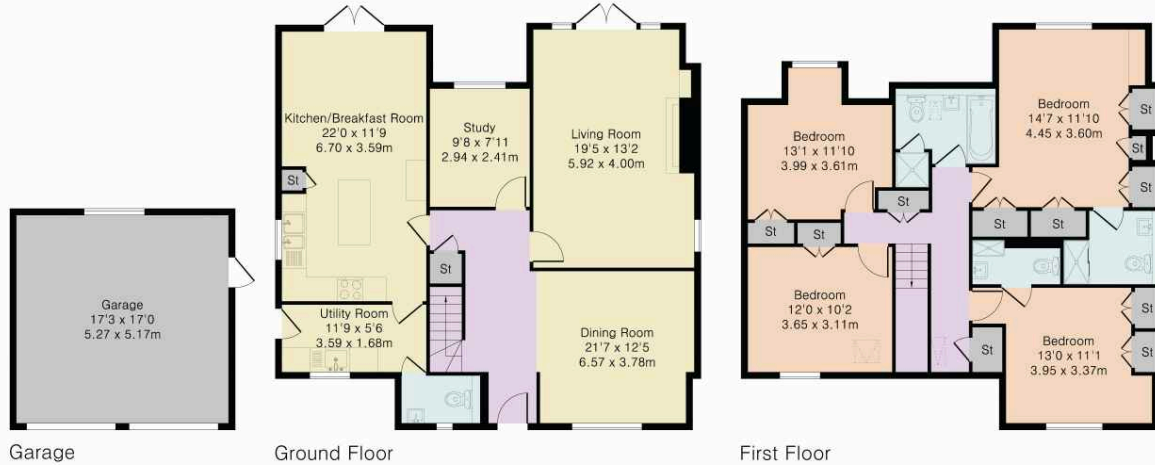


Approximate Gross Internal Area 2157 sq ft - 200 sq m

Ground Floor Area 987 sq ft – 92 sq m

First Floor Area 877 sq ft – 81 sq m

Garage Area 293 sq ft – 27 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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