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8 Prestbury Manor House **Prestbury, Cheltenham GL52 3NQ**



- Exceptional Split Level Apartment in...
- Stunning Mansion House Conversion
- Approx. 3 Acres of Parkland Grounds
- Walks, Tennis Court, Covered Parking
- 20' Reception + Turreted Balcony
- Mod. Kitchen, Dining & Study Areas
- Mod. Bathroom Suite & Cloakroom
- Two Decent Bedrooms (12' & 10' x 8')

Exceptional Split Level Apartment Occupying upper section of Grandiose Mansion House within Glorious Parkland Grounds...

Choice of Lift or Stairs from stylish Communal Areas to Apartment Lobby, Cloakroom, 20' Dual Aspect Sitting Room with West Facing Turreted Balcony...

Mid-Level Central Lobby/ Study Area to Modern Kitchen & Dining Area plus Inner Hall to Two Decent Bedrooms and Modern High Gloss Bathroom Suite...

Perfect for Rural Walks, Communal Tennis Court, Covered & Secure Parking – All on Fringe of Prestbury Village and Just Two Miles to Cheltenham...

Offers in the Region of £325,000.



COMMUNAL ENTRANCE

Wide stone steps with iron railing rise to gabled projecting porch with original oak panel door with black stud detail. Leads to...

COMMUNAL HALL

Many original features to include painted decorative wainscoting, dado rail, brass wall lights, ceiling cornice, stair case rising to the upper floors. Archway with period style mouldings leads to lift access to second floor and paneled oak door leading to flat No.8...

APARTMENT ENTRANCE LOBBY

Mini lobby with panelled door to sitting room and...

CLOAKROOM

5' 4" x 2' 7" (1.62m x 0.79m)

Modern contemporary styled suite with wall hung W.C plus wash basin incorporating splash-back inset o vanity storage unit. Chrome ladder style radiator/ towel rail, pendant light point and wood effect vinyl flooring.

UPPER LEVEL SITTING ROOM

19' 6" x 11' 7" (5.94m x 3.53m)

Dual aspect sitting room characterised by exposed oak ceiling beams and focal point matching oak surround fireplace upon stone tile hearth. Brass power points and switches, pendant light point and brass wall lights, two radiators with decorative covers, side aspect casement window, cupboard housing 'Vailant' branded gas boiler (providing central heating and 'on demand' hot water). Wide oak panel staircase descends to central lobby/ study area. Double glazed french doors with flanked by matching full height windows to...

WEST FACING BALCONY

8' 0" x 7' 6" (2.44m x 2.28m)

A real feature combining ideal sunset orientation and far reaching views towards Prestbury Park and beyond. Tile flooring stone walls and turreted frontage plus covered & lighted recess, wall lights and external power point.

CENTRAL STUDY / LOBBY AREA

14' 0" x 5' 6" (4.26m x 1.68m)

Access via oak staircase from sitting room – comprising oak wainscoting, triple aspect casement windows, exposed oak ceiling beams, brass power points and wall lights, radiator with matching decorative cover, low level cupboard housing electrical consumer unit. Space formerly used as a study area with power points, telecom point and space for a small desk. Several steps down to... Kitchen and Dining Room Areas.

FITTED KITCHEN

9' 4" x 6' 7" (2.84m x 2.01m)

Range of traditional style base and drawer units, granite effect work surfaces and splash-back, one full height cupboard, one eye level unit and fitted shelving. Single stainless steel sink and drainer with mono tap, Inset oven, ceramic hob and extractor hood, space for base level fridge and freezer, plumbing & space for automatic washing machine, 'kick space' heater, rear aspect 'dormer' style window. Open to...

DINING ROOM

13' 8" x 10' 2" (4.16m x 3.10m)

Side aspect oriel window, exposed ceiling and wall beams, recessed alcove display with period moulding, wall and pendant light points, radiator with decorative cover. Panelled door to...

INNER LOBBY

Pendant light point, power points. Panelled doors to bedrooms and bathroom suite.

BEDROOM ONE

11' 9" Max x 10' 9" (3.58m x 3.27m)

Side Access double glazed dormer window, exposed beams, power points, radiator with decorative cover, pendant and wall light points. Dual double doors to built-in double wardrobes & storage.

BEDROOM TWO

10' 5" x 8' 1" (3.17m x 2.46m)

Dual aspect double glazed windows. Doors to built-in double wardrobes/ storage, exposed ceiling beams, radiator with decorative cover, power points, wall light points and pendant light point.

BATHROOM SUITE

7' 4" x 5' 10" (2.23m x 1.78m)

Modern re-fitted bathroom comprising panelled bath with wall mounted chrome shower and glass shower screen. Low level W.C and wash basin inset to vanity unit. Matching base level set of drawers and cupboards, fully tiled splash-back areas, exposed ceiling beams, side aspect dormer style window, high gloss porcelain tile flooring, chrome ladder style heated towel rail.

COMMUNAL GROUNDS

Long sweeping driveway approach with approx. three acres of professionally maintained parkland grounds with various pockets of interest plus unspoiled views across to the Cleeve Hill escarpment - also excellent walking opportunities including the nearby Prestbury Park Racecourse.

COVERED SECURE PARKING

The apartment also benefits from a covered car bay with storage facilities.

TENURE

Leasehold 125 years from 1993.

SERVICE CHARGE

Approx. £1280 per Annum

GROUND Rent

Approx. £640 per annum.

COUNCIL TAX

Band D

VIEWING

By prior arrangement via Sam Ray Property

