

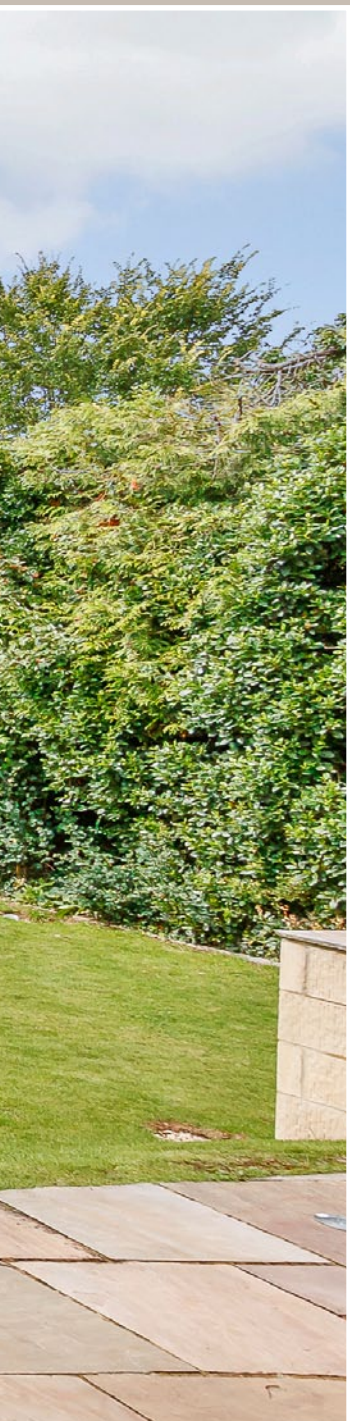
IDSALL HOUSE

HIGH STREET · PRESTBURY · CHELTENHAM · GL52 3AY



KEtm
KINGSLEY
EVANS





IDSALL HOUSE

HIGH STREET · PRESTBURY · CHELTENHAM
GLOUCESTERSHIRE · GL52 3AY

AN EXQUISITE GRADE II REGENCY VILLA SET IN A DISCREET POSITION
WITHIN THE SOUGHT-AFTER VILLAGE OF PRESTBURY

Ground Floor:

Reception Hall · Dining Room · Drawing Room · Cinema/Family Room
Kitchen · Cloakroom

First Floor:

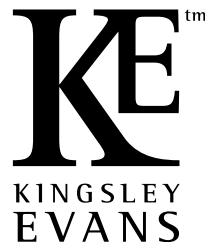
Master Bedroom with Dressing Room & En Suite Bathroom · Guest Bedroom with En Suite Shower Room
Two Further Double Bedrooms · Family Bathroom · Shower Room

Lower Ground Floor:

Two Double Bedrooms · Gym Area · Shower Room · Study · Wine Cellar

Outside:

Entry Via Electric Gate System · Off Road Parking for Several Cars · Lawned Area with Terrace



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

DESCRIPTION

Idsall House is a classic Regency villa that typifies the splendour and elegance one would expect from a home of this era. The property has been restored with great care. Particular thought has been given to an innovative layout which offers the grandeur and proportions of the period combining beautifully with a modern finish ideal for contemporary living. At 6,191 Sq Ft, this home is as impressive internally as it is externally. Undeniably, the appeal of such a home is the exceptional accommodation which flows with such ease and offers the flexibility to use as required.

Entrance is gained through a pedimented stone porch opening onto a spacious ground floor reception hall with a fabulous cantilevered staircase rising to the upper levels. The double drawing room has the classic triple aspect bowed window with sash inserts, picture rails and ceiling moldings. This grand room has a fireplace and views over the garden. To the rear of the house the spectacular kitchen has high specification units, a large island with polished granite worktops with a built-in sink and quality appliances. This room is the real hub of the house, opening onto the adjacent dining room, it is the ideal space to entertain also enjoying a vista and access to the garden. A further substantial cinema/family room and cloakroom complete the accommodation on this floor.

The lower ground floor is an excellent extension to the principal reception area and is exceptionally light with access to outside from both the bedroom and the study. There are two double bedrooms, a study, a luxurious shower room in addition to a wine room, utility and an area currently arranged as a gymnasium. Whilst the accommodation is very much incorporated as part of the main house, access can be gained from outside which allows more self-contained usage.

Upstairs on the first floor there is a magnificent master bedroom suite with dressing room and the most luxurious en-suite bathroom designed in a Spa style with twin basin units and a walk in wet shower. The spacious landing is arranged in mezzanine levels giving a sense of space. The guest bedroom benefits from an en suite shower room. A family bathroom serves the remaining two double bedrooms in addition to a separate shower room.





SITUATION

Idsall House is a magnificent detached home set in a unique and private position at the edge of the sought after Prestbury High street. This fine residential address is cited in both the Domesday book and Pevsner, with Prestbury being noted for its significant local history and to this day has a real community and living feel. The village itself lies at the foot of the Cotswold Escarpment and close to the Racecourse and as such has easy access to some of the most beautiful walking and riding countryside. Within the main high street itself life firmly centres around a butcher, pharmacy, post office, well stocked village shop and a public house, with two further well-regarded pubs a short stroll from Idsall House. Prestbury firmly retains its status as a prevalent Cotswold village which provides a perfect balance of town and country living. Whilst this thriving parish offers excellent day to day amenities, Cheltenham is a mere three miles away and offers a cosmopolitan way of living and world-renowned schools including Cheltenham College, The Cheltenham Ladies' College and Dean Close. Additionally, there are excellent restaurants, shopping and theatres along with the various festivals that include Jazz, Literature and Food.

Communications from the Cheltenham area are excellent with good access to the motorway networks. There are trains to London and other major cities.

OUTSIDE

The splendour of Idsall House is apparent from first sight. Approached via electric wrought iron gates and a long gravel driveway providing off road parking for several cars. Stone walling and mature hedging bound the house and gardens. The garden is an excellent expanse of lawn set to the front providing a lovely vista to the principal reception rooms and main bedrooms. A paved terrace is accessed from the kitchen and leads onto the lawned gardens, providing the perfect spot to dine al fresco.

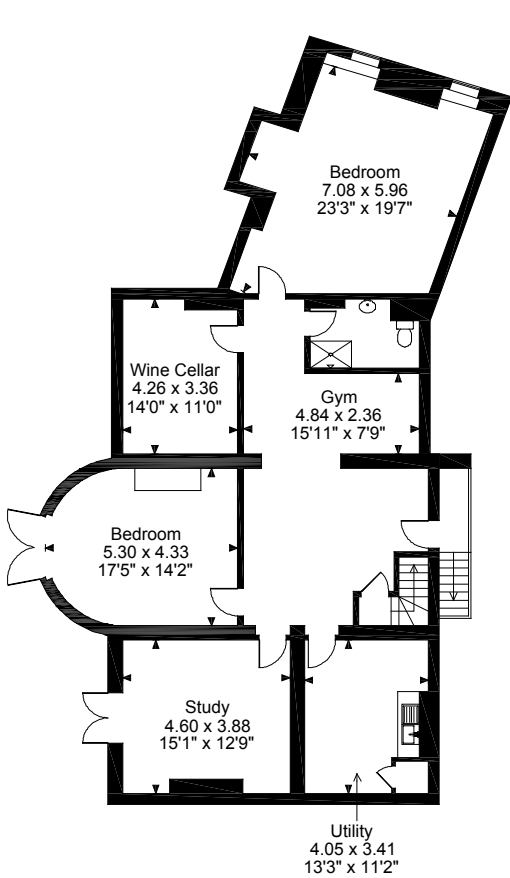
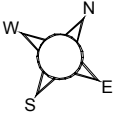
LOCAL AUTHORITY

Cheltenham Borough Council. 01242 262626

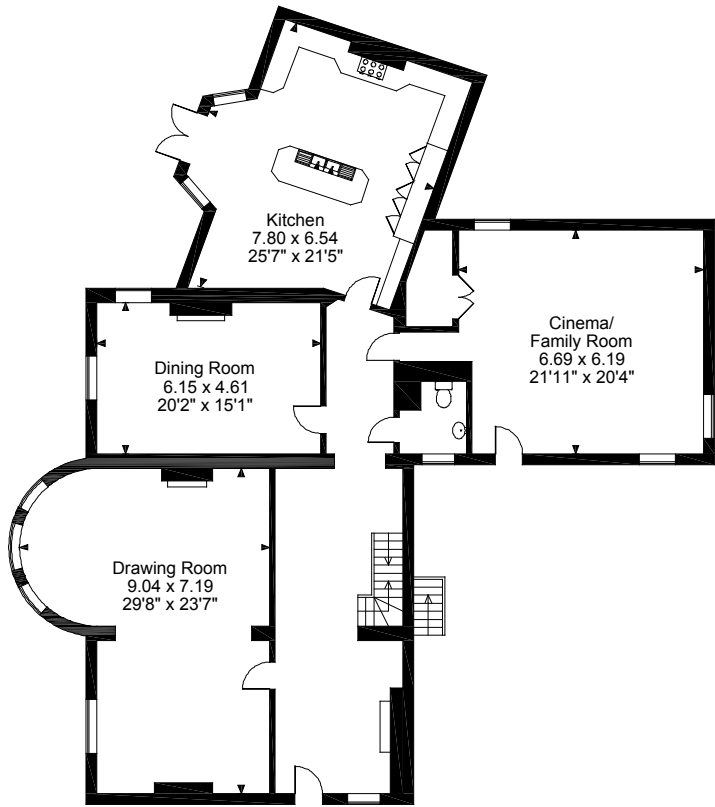
VIEWING INFORMATION

Viewing by appointment only.

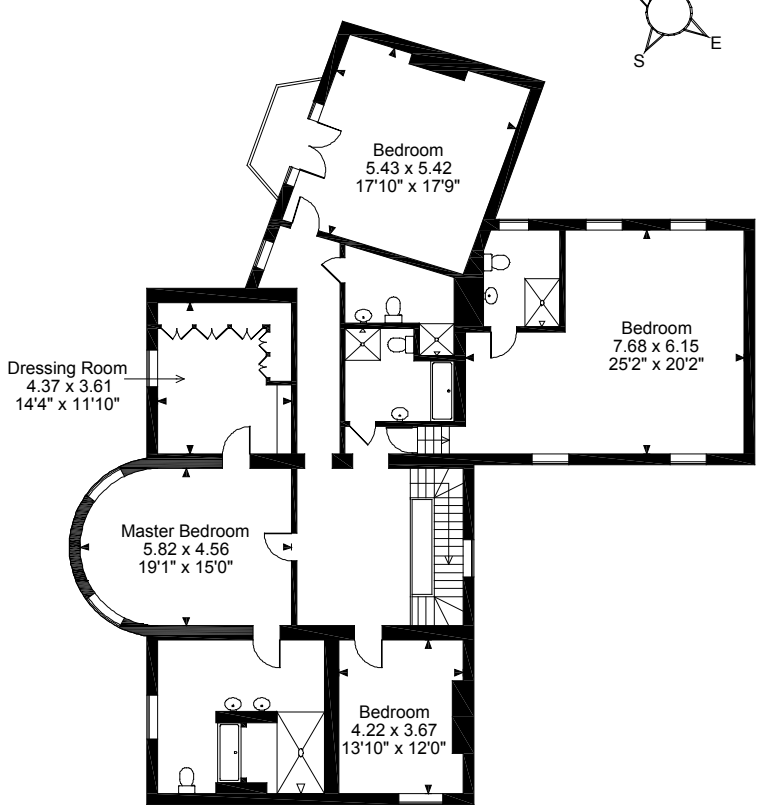
Idsall House, High Street Prestbury, Cheltenham
Approximate Gross Internal Area
Main House = 6191 Sq Ft/576 Sq M



Lower Ground Floor



Ground Floor

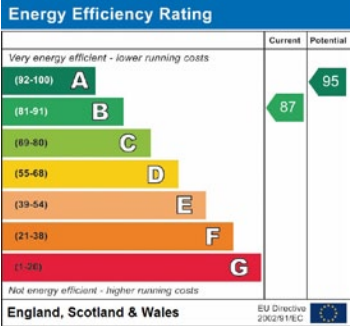


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8305288/DMS

IMPORTANT NOTICE:

Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Idsall House
27
High Street



KE
KINGSLEY
EVANS