

Southam Cottage

Mill Street, Prestbury, Gloucestershire, GL52 3BG



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*A delightful cottage in a wonderful village location with a pretty garden, home office, and access to some of the best countryside within the area.*

- Entrance hall
- Sitting/Dining room with log burner
- Kitchen
- Two Bedrooms
- Modern bathroom
- Lovely southerly facing walled garden
- Garden office

Southam Cottage is a quaint and quintessential period property that occupies a lovely position in a street that is well known for its character and the access it offers to some of the best walks and open countryside within the area. Having been a much treasured home over the years it is presented for sale in the most immaculate order with modern interventions that beautifully complement the original structure.

The layout is charming with nods to its heritage throughout. On the ground floor, off the hallway, is a large reception room with a wood burning stove, exposed stone wall and ceiling timbers, the aspect is to the front of the quiet street scene. This room is a lovely size and there is ample space for both a dining table and sofas. Overlooking the pretty rear garden is the kitchen, well-appointed with a range of modern style units this is a charming room with a door that opens to a generous patio area and lawn, with a wonderful outlook across the garden and to the backdrop of St Mary's Church.





From the dining area of the sitting room is a hallway with a staircase rising to the first floor and to the bedrooms serviced by a recently fitted bathroom.

On the landing is a good sized wardrobe and a laundry cupboard.

#### Outside:

The garden at Southam Cottage is charming and is arranged as a patio area flanking lawns. It has the benefit of facing south and therefore enjoys the sunlight for the majority of the day. The garden has well established borders full of shrubs, plants and rose bushes. There is a home office at the end of the garden with double gates that lead on to Mill Street.

#### Situation:

Mill Street is a particularly unspoilt pocket of Prestbury Village which is known for its delightful street scene. 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. Despite its semi-rural feel the conveniences are extremely well patronised by the local residents. There are three popular public houses, two village stores, a butchers, coffee shop and bakery all within a short walk of the property in addition to a well-reputed local primary school, Prestbury St Mary's.

Whilst this thriving parish offers excellent day to day amenities, Cheltenham is a mere three miles away, offering a cultural lifestyles playing host to several festivals, world-renowned schools. Additionally, there are excellent restaurants, shopping and theatres along with a lively restaurant scene.





# Approximate Gross Internal Area 820 sq ft - 76 sq m

Ground Floor Area 480 sq ft – 44 sq m

First Floor Area 340 sq ft – 32 sq m



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