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FOUR WINDS

79 New Barn Lane, Prestbury, Cheltenham, GL52 3LE



# FOUR WINDS

79 NEW BARN LANE, PRESTBURY, CHELTENHAM, GL52 3LE

*A wonderful opportunity to acquire a detached family home in a spacious plot offering potential at the top of Pittville, in one of Cheltenham's most sought after settings.*

- Reception Hall
- Dining Room
- Sitting Room
- Kitchen
- Garden Room
- Four Bedrooms
- Bathroom
- Double Garage
- Parking

## DESCRIPTION

Four Winds is a 1970's detached home forming part of a pleasant street scene, that backs on to Cheltenham's famed race course, only moments away from Pittville Park and a little further into the town centre. The property has been a much-treasured family home for many years and as such, would now benefit from some cosmetic enhancements. It is rare in this leafy suburb of Cheltenham, to find a detached property and substantial plot in which the house sits. Today's house and its layout typifies the era, noted for its practical and lateral accommodation. Despite needing cosmetic work, it has a lovely feel throughout and offers a chance for a redesign and extension of the current accommodation which stands at 1920 Sq Ft. (STP).

A wide hallway introduces the reception room, with a large sitting room to one side, running the depth of the house it has two square bay windows that overlook the gardens and a set of sliding doors that open to the garden room. Opposite, is a well-planned kitchen that has the traditional pantry off and side access to outside. Also off the hall is a dining room which enjoys views over the garden.

On the first floor there are four double bedrooms and a bathroom.

Of worthy note, there are a number of businesses along this stretch of New Barn Lane and owing to the orientation of the house and the way in which the plot is accessed, it could lend itself to a vets clinic or dentist, as others have, subject to the necessary consents.





## OUTSIDE

Four Winds stands in a prominent position on a corner plot with off road parking to one side of the property and to the other further parking and access to the double garage. There are two sections to the garden, one to the side of the house and one to the rear, an established and mature garden that provides a private and colorful setting, the size allows for further scope, subject to planning, should a prospective owner wish.

## SITUATION

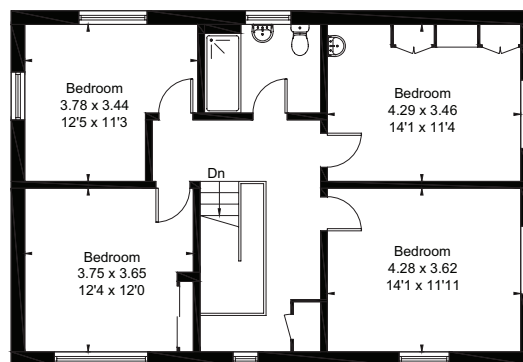
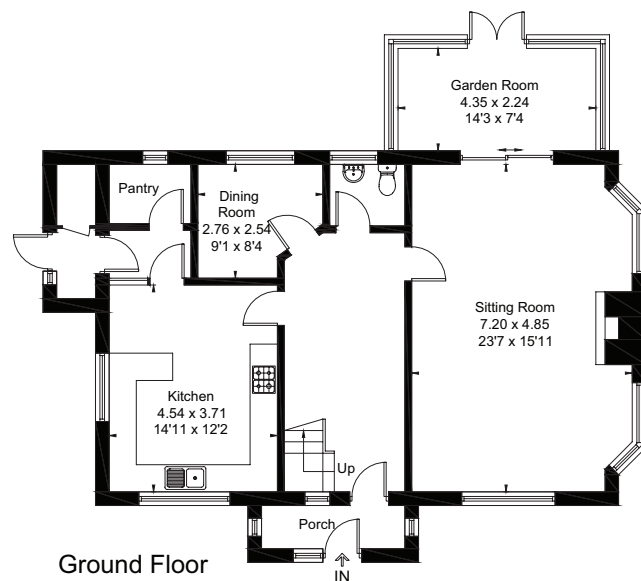
Set off New Barn lane, a long boulevard that runs from Prestbury village to The Racecourse. The property is within a stone throw of Pittville Park which is widely known for its boating lake, Pump Rooms and pretty cafes. John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade can be reached by foot in less than 15 minutes. A cultural centre, Cheltenham plays host to several highly acclaimed festivals including Music, Food and Literature. The town is also known for its excellent schools to include The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and Dean Close, all within a comfortable walk or bike ride. Communication links are excellent from this area, with easy access to the M5 Motorway and main line train station with lines to major cities.





# FLOORPLANS

Approximate Floor Area = 179.0 sq m / 1927 sq ft  
Garage = 27.0 sq m / 291 sq ft  
Total = 206.0 sq m / 2218 sq ft



(Not Shown In Actual  
Location / Orientation)

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+)                                       | A                          |           |
| (81-91)                                     | B                          |           |
| (69-80)                                     | C                          |           |
| (55-68)                                     | D                          |           |
| (39-54)                                     | E                          |           |
| (21-38)                                     | F                          |           |
| (1-20)                                      | G                          |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | 71                         | 77        |
|   | EU Directive<br>2002/91/EC |           |



Kingsley Evans  
115 Promenade  
Cheltenham  
Gloucestershire  
GL50 1NW

t: +44 (0) 1242 222292  
e: [info@kingsleyevans.co.uk](mailto:info@kingsleyevans.co.uk)  
w: [www.kingsleyevans.co.uk](http://www.kingsleyevans.co.uk)

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