



1 IDSALL DRIVE
Prestbury, Cheltenham, GL52 3AX

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An immaculate and charming detached family home nestled within a generous plot in a lovely position a short walk from the village centre.

- A detached home
- Quiet location in the heart of this sought after village
- Modern finish
- Three bedrooms (two with en suites)
- Family bathroom
- Modern kitchen and dining room
- Separate sitting room
- Excellent natural light
- Private, off road parking
- Garage
- Scope for extending subject to planning

A VILLAGE HOME TO SUIT EVERY LIFESTYLE

Positioned in a quiet and discreet enclave that nestles between Prestbury's charming high street and The Burgage is this excellent detached home. Offering the very best of village living with the benefit of being a comfortable walk from local amenities, an excellent primary school, charming pubs and Cheltenham's cultural centre, just two miles away.

Idsall Drive is a delightful detached property with many excellent features, in particular the practical floorplan and wonderful plot that surrounds the house. Having been remodelled and renovated in more recent years, it offers well-proportioned and balanced living and bedroom space, with a contemporary feel that is both light and bright.

GROUND FLOOR

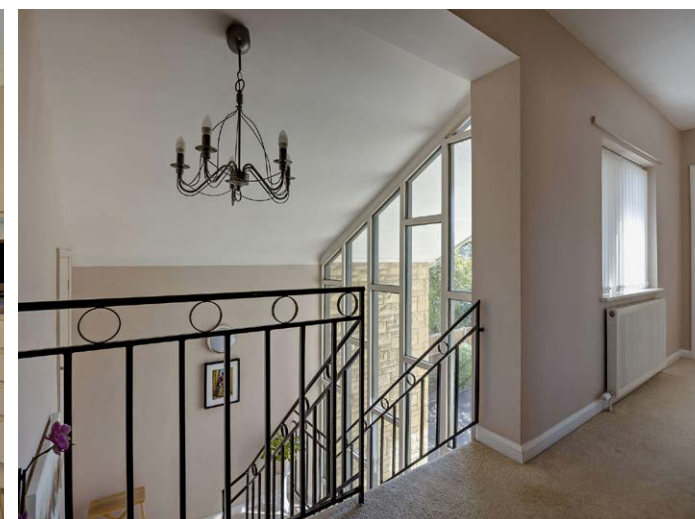
The double height glazed entrance hall is a feature in itself, introducing the ground floor accommodation and bathing the interiors in natural light.

At the heart of the home lies the kitchen and dining room. Open plan in style, with a contemporary feel, this bright space is designed for both everyday life and entertaining, it features:

- A high-quality range of fitted cabinetry
- Fitted Appliances
- Large breakfast island for seating
- Direct access to the terrace and garden

A separate sitting room with a feature fire also enjoys access to, and views over, the garden.

A cloakroom finishes the accommodation on this floor.



FIRST FLOOR

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms:

- A bright and spacious master bedroom with ensuite shower room
- A guest bedroom with en suite
- Bedroom three
- All with fitted wardrobes
- A well-appointed family bathroom

OUTSIDE

Located on a corner plot on Idsall Drive with a private driveway offering parking for a number of cars and access to the garage. The gardens provide a relaxed setting for this home, designed to be very easy to maintain with a lovely patio terrace for outside dining. The plot offers scope to extend the main house should a new owner wish and subject to the necessary consents.



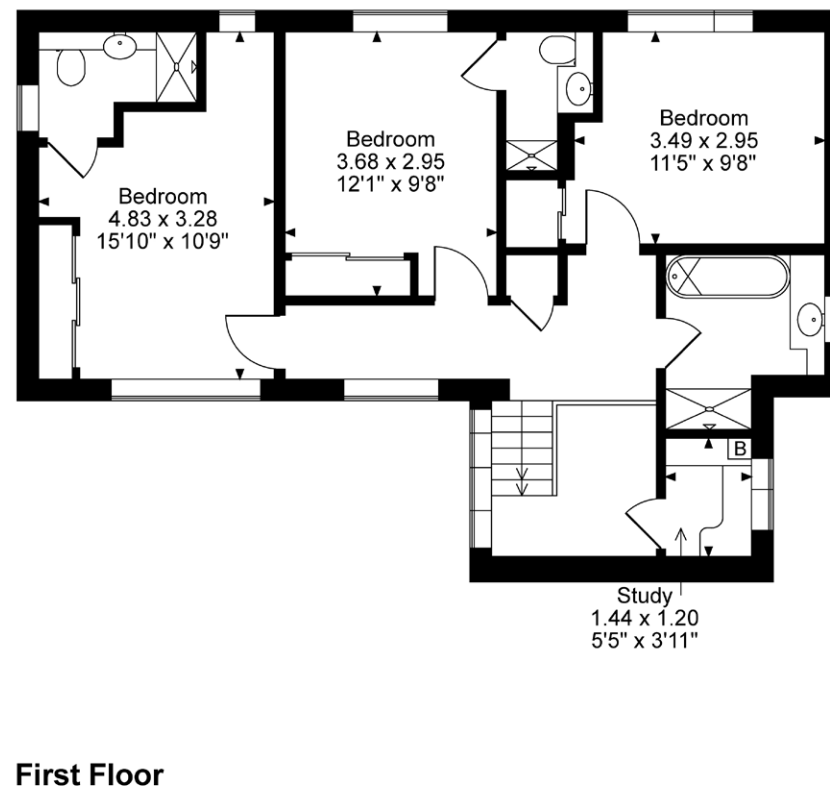
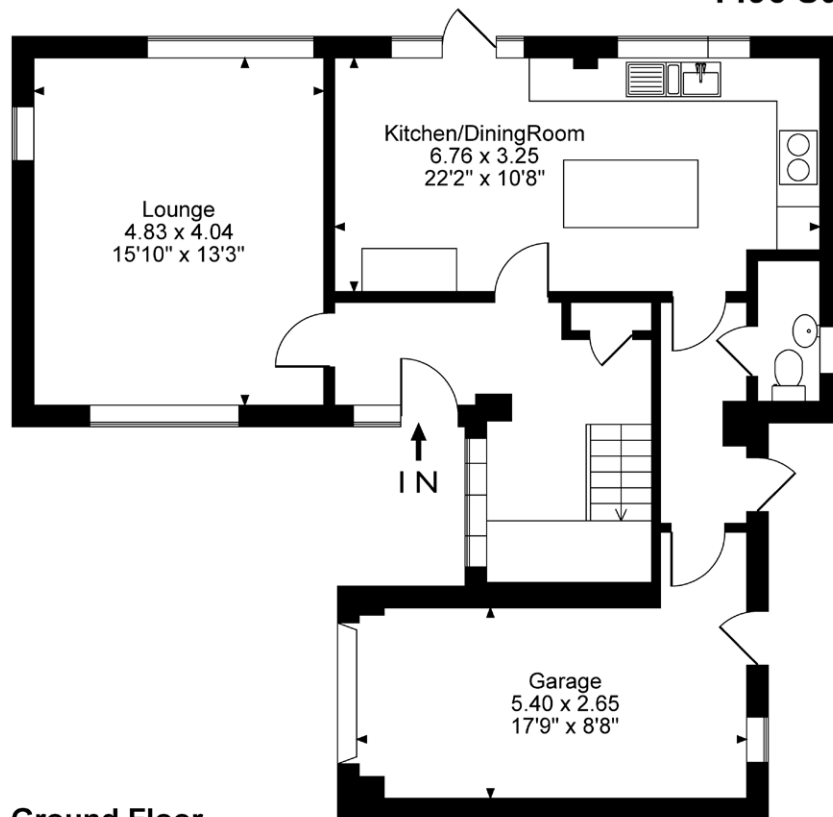
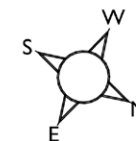
LOCATION

Idsall Drive is nestled between The Burgage and Prestbury High street, one of the most delightful spots within the village. This is a particularly unspoilt pocket of Prestbury Village, one known for its quaint street scenes many of which enjoy views of open countryside to as far as Cleeve Hill and The Racecourse.

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 countryside. Despite its semi-rural feel the conveniences are extremely well patronised by the local residents. There are three popular public houses, village stores, a butcher's, a 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 c.2 miles away, and this is one of the reasons that Prestbury has become so popular with families and professionals alike, offering a balance between country and town life, with shopping, exceptional schools.



I, Idsall Drive, Cheltenham, Gloucestershire
Approximate Gross Internal Area
1496 Sq Ft/139 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		