KINGSLEY EVANS



Building Plot, Idsall Drive

Prestbury, Cheltenham, GL52 3AX

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An increasingly rare opportunity to acquire a plot with planning permission granted a self build five bedroom detached home

- A prime site with planning granted for a self-build home
- Architecturally designed
- Within a stroll of Prestbury's sought after centre
- Open plan kitchen, dining and family room
- Sitting Room
- Office
- Snug
- Four Bedrooms with En Suites
- Second Floor bedroom with bathroom
- Off road parking, electric charging point
- Garage

DESCRIPTION

Set within Prestbury's Conservation Area, occupying a comer plot, the site has full planning granted for a beautifully designed, sympathetic self-build home designed by award winning architects, Coombes Everitt. The proposed plans allow for a two-storey residence with loft dormer, thoughtfully designed to sit within the surrounding architectural landscape and in particular, complementing the nearby Grade II listed, Idsall House.

GROUND FLOOR

A welcoming entrance hall leads to a family snug, cloakroom and an expansive open plan kitchen/dining space at the heart of the home. The layout also includes a separate study, ideal for working from home, a utility room and a generous single garage. Pocket doors between the family room, hall and kitchen allow for the versatile use of this space, ideal for contemporary family living.

FIRST FLOOR

There are four spacious double bedrooms, each with their own en suites.

LOFT FLOOR

A fifth bedroom and additional bathroom complete the accommodation, The loft has been carefully designed to avoid overshadowing the neighbouring properties. The overall designed has been conceived to enhance privacy, avoiding direct overlooking and to sit harmoniously within the existing streetscape.

OUTSIDE – LOW MAINTENANCE LIVING

This plot offers a rare chance to build a bespoke architect designed home in a prestigious area. Occupying a corner plot, and the orientation of the house within its grounds, there is a feeling of space and grandeur without comprising neighbourly properties To the front there is off road parking for up to four cars, an electric charging point and internal storage.

SITUATION

Ideally positioned within Prestbury's established urban area, the site enjoys easy access to Cheltenham's town centre, well regarded local schools and excellent transport links. Located just off Prestbury's sought after high street within a stroll of an excellent range of amenities, coffee shops and pubs, the site also sits at the foot of some of the best walking countryside this area has to offer.

AGENTS NOTES

Planning Permission - 24/01353/FUL

EPC rated – D

Please note, although every care has been taken to ensure this information s correct, they should not be relied upon. The CGI images and the final product is subject to change to a prospective buyer's specification.





Floorplans



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