



## Four Gables

Blacksmiths Lane, Prestbury, Cheltenham, Gloucestershire, GL52 5JA

Set in a very private position at the end of a peaceful no-through lane in the heart of Prestbury village, Four Gables is a contemporary detached single storey residence set in a large south facing plot of approximately half an acre.

The house is naturally very light due to its south facing aspect and large expanses of glass. It enjoys generous open plan living spaces with under floor heating throughout and extending to nearly 4,000 square feet, the house can be used as five bedroom family home or alternatively there are two separate annex combinations (of varying size) available should part of the house need to be annexed as secondary accommodation or work space.

Having been in the same ownership since 2010, the property has been the subject of a continuous programme of upgrades and is therefore presented in excellent condition throughout. The central part of the house revolves around an open plan 'L' shaped room where the main reception room and the kitchen/dining rooms come together both with views to the garden. There are two further reception rooms currently fitted out as a bar and separate cinema room (fittings not specifically included in the sale).

Along with a utility room and study, three of the bedroom suites are located at one end of the house, the master bedroom being of particular note due to its size, a generous dressing room and en suite bathroom complete with a steam room/shower.

Towards the other end of the house (currently being used as an independent annexe but not tenanted) and linked via a secret bookshelf doorway, there is another very generous reception room, a second kitchen, two further guest bedrooms and a family bathroom.

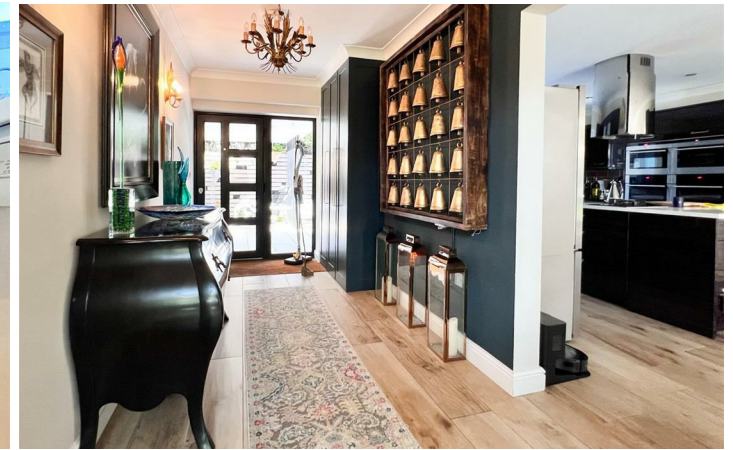
The home office (gym or artist's studio) is detached from the house, private and peaceful. It extends to around 376 square feet, looks over the garden through bi-folding doors and has a sink unit in place and electric connected. The rear gardens are landscaped, tastefully lit, enclosed around the rear of the house and dog proof. Bi-folding doors from the main reception room and kitchen give level access to a large garden terrace. There is a west facing jacuzzi disguised as a small outbuilding and in addition to the garden sheds, bike store and double garage, an electric gate gives way to a double carport (complete with a car charger). There is also guest parking in front of the property for visitors and in front of the annexe.

To the front of the property the curtilage is clearly defined by stone sets and a gravel driveway.

## **A VERSATILE AND CONTEMPORARY DETACHED HOME STANDING ON A ENCLOSED PLOT OF 0.45 ACRES AT THE FOOT OF BLACKSMITH LANE IN PRESTBURY.**















**Services:** All main services are believed to be connected

**Local Authority:** Cheltenham

**EPC:** B with a rating of 84

**Title Number:** GR288207

**Solar:** The property will be sold with the benefit of recently installed solar panels. There is also an installed 7.5kw electric vehicle charging point.

Approximate Gross Internal Area = 3987 sq ft / 370.4 sq m

Outbuilding = 691 sq ft / 64.2 sq m

Total = 4678 sq ft / 434.6 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.

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