



# A pretty extended period style modern home

**2 Atlas Court, Prestbury, Cheltenham, Gloucestershire GL52 3BX**

Freehold





Four bedrooms • Three bath/shower rooms • Kitchen/ breakfast room • Extended sitting/dining room • Utility room • Cloakroom • Enclosed rear garden • Parking

### Situation

Prestbury is a sought after village found to the East of Cheltenham with a lovely selection of day to day amenities including pubs and shops. Atlas Court is located off Idsall Drive in the heart of the village in a no through road.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

### Description

2 Atlas Court is a beautifully presented three storey modern property, built very much in a period style with mellow stone elevations, with an impressive ground floor extension to the rear creating a large sitting/

dining room opening in to the garden.

The house offers very generous living space with four bedrooms and three bath/shower rooms on the upper two floors, including two en suites to the master bedroom and the main guest bedroom.

On the ground floor, aside from the stunning reception room at the rear, the house features a lovely kitchen/ breakfast room, a utility room and a cloakroom.

Externally is an enclosed rear garden with patio and at the front is parking with space for two cars.

### Services

Mains water, electricity, gas and drainage. Gas fired central heating including under floor heating to the ground floor.

### Local Authority

Cheltenham Borough Council.  
Tel: 01242 262626.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.







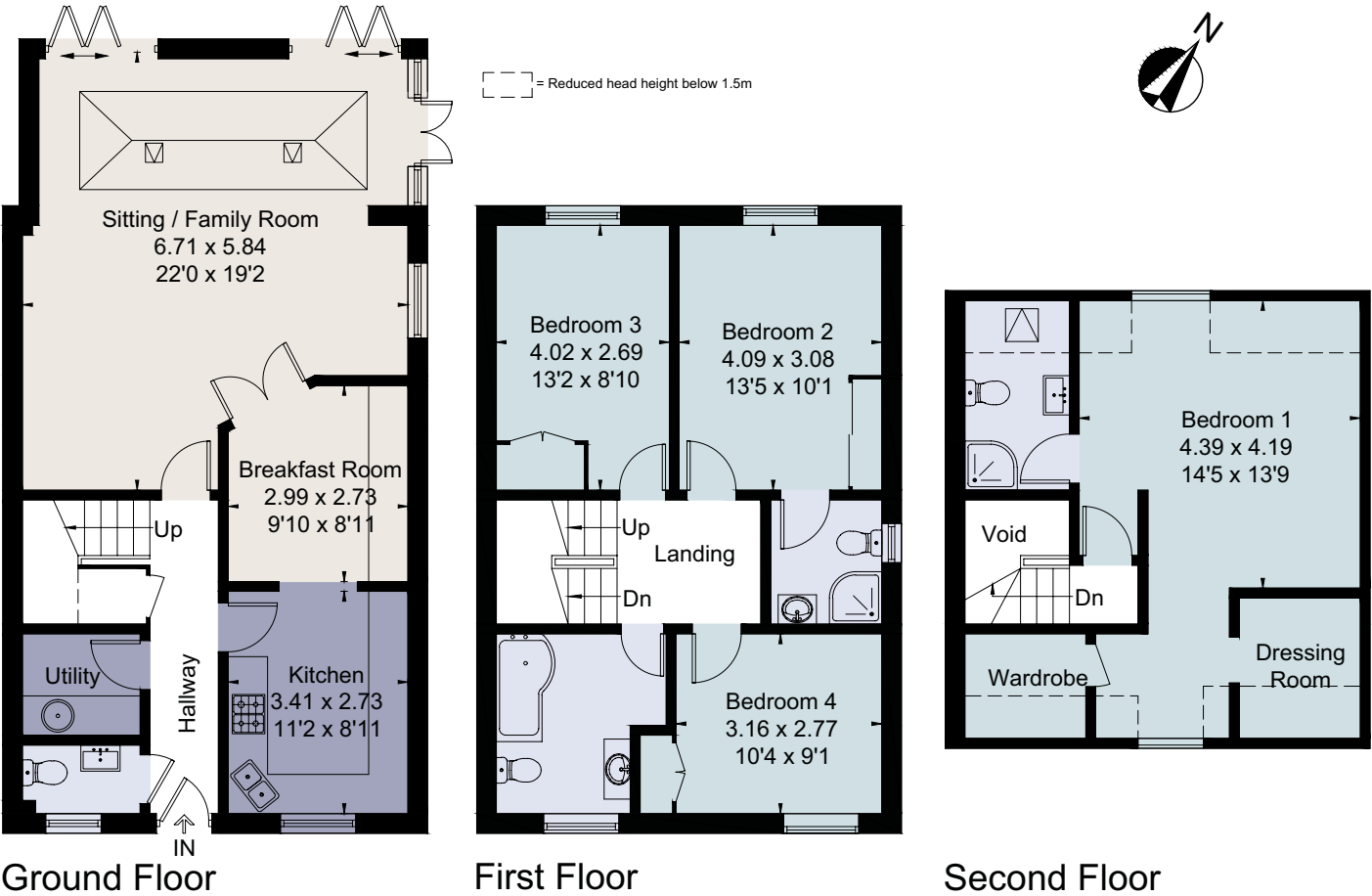
**2 Atlas Court, Prestbury, Cheltenham, Gloucestershire GL52 3BX**  
**Approximate Area** 160.2 sq m / 1724 sq ft (Excluding Void)  
**Including Limited Use Area** 9.9 sq m / 106 sq ft



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