



Prestbury
GL52 3AP



Langdale, Church Lane, Prestbury, Cheltenham, GL52 3AP

A substantial and individually designed five-bedroom detached bungalow offering exceptional space, versatile living accommodation, a double garage and plentiful off-road parking, with huge potential for renovation and remodelling to create a bespoke modern home in a peaceful and premium Prestbury village setting.

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- entrance hall • inner hall • kitchen/breakfast room • large utility room • open plan living with sunken areas for sitting & dining • study
- conservatory • cellar • orangery with pool table • 5 double bedrooms • 2 en-suite bathrooms • cloakroom • detached double garage
- plentiful off road parking • huge potential to renovate and re-model • prime village location in Prestbury • council tax G

£1,200,000 Freehold

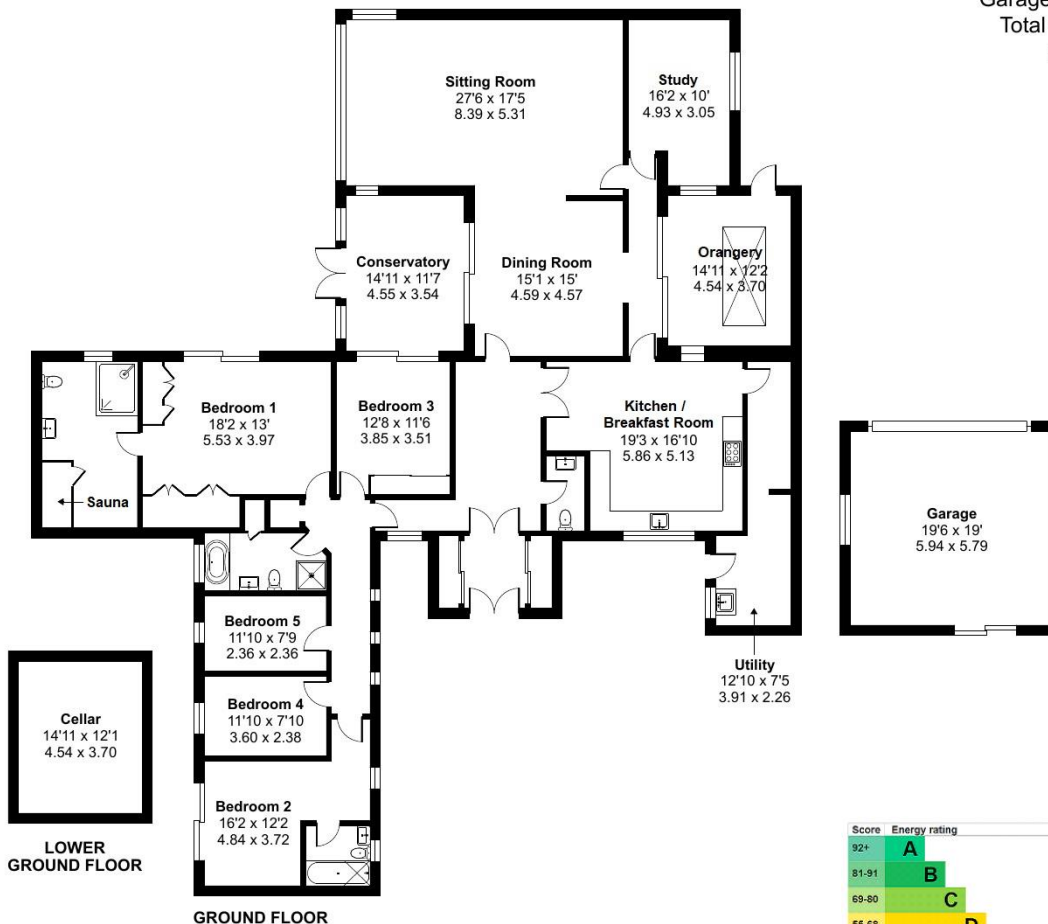
Description

Langdale is a substantial and individually designed detached bungalow occupying a highly desirable position on Church Lane in the sought-after village of Prestbury. Offering spacious and versatile accommodation throughout the property features five bedrooms and three bathrooms. Accessed via bespoke double entrance doors the impressive reception hall leads to a series of expansive open-plan living spaces which have been thoughtfully designed to create distinct zoned living areas, including characterful sunken spaces ideal for both relaxing and entertaining. Large windows flood the interior with natural light while providing attractive views across the gardens, while an adjoining orangery provides an additional reception and entertaining space with a seamless connection to the outside. At the heart of the home is a generous kitchen/breakfast room, ideal for everyday living, complemented by a large utility room and cloakroom, while the conservatory offers a further reception area with the added benefit of a useful cellar beneath. Further complemented by a study, detached double garage and mature surroundings, the property offers tremendous potential for renovation and remodelling, creating a truly unique home in this premium village location.

Situation

Situated in an exceptionally quiet setting with no passing traffic, yet within easy reach of local amenities, Langdale represents a rare opportunity in one of Cheltenham's most desirable residential areas. Centre for the Cotswolds, Cheltenham is a beautiful and prosperous town with notable splendid Regency architecture reflecting its heritage. Centre for the Cotswolds, Cheltenham is a beautiful and prosperous town with notable splendid Regency architecture reflecting its heritage. Cheltenham is a superb place for shopping with an abundance of main high street shops, specialist boutiques, cafés and restaurants. Education is very well catered for including The Cheltenham Ladies' College, Cheltenham College, Pates Grammar School, St. Edward's and Dean Close. There are excellent sporting facilities in and around Cheltenham including indoor and outdoor swimming facilities, numerous golf courses and tennis, squash, hockey and croquet clubs. Host to annual cultural festivals including music, literature and jazz, the town is equally famous for horse racing and the annual Gold Cup. Communications are excellent with easy access to the M5 and there are regular train services to London Paddington in just over 2 hours.





Approximate Area = 3473 sq ft / 322.6 sq m
 Garage = 370 sq ft / 34.4 sq m
 Total = 3843 sq ft / 357 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for CJ Hole. REF:1457995

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by prior appointment with CJ Hole

TELEPHONE

01242 255101

HOURS OF BUSINESS

Monday to Friday 9.00am to 5.30pm
 Saturday 9.00am to 4.00pm

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