



Up Hatherley

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ESTATE AGENTS



# Up Hatherley

New Eden, Greatfield Lane, Up Hatherley, Cheltenham, GL51 3QH

£650,000 Freehold

A stunning brand new 4 bedroom, detached, family house with a good size garden, situated close to schools and amenities.

10 YEAR LABC NEW BUILD WARRANTY • reception hall • living room • magnificent kitchen/dining room • utility room • cloakroom • 4 bedrooms • 2 luxury bath/shower rooms • air source heat pump • solar panels • EV charger point • landscaped garden • double glazing • parking for 3 cars • security alarm system

## Description

A brand new detached home, built to exacting standards by reputable local builder RJW Builders. This beautifully presented, A rated property, includes a reception hall, living room, a magnificent kitchen/dining room supplied by Abitilia with integrated Siemens appliances and sliding doors to the rear garden, a good size utility room with door to the side, cloakroom, and a media cupboard. Upstairs, there are 4 bedrooms and 2 luxury bath/shower rooms, the master bedroom with en suite and a walk-in wardrobe. Outside, there is parking for 3 vehicles, and a good size landscaped garden with a concrete base for a shed/home office with ducting for water/electrics. The property further benefits from underfloor heating (ground floor), double glazing (part Q security), LABC 10 year new home warranty, EV charger, and solar panels with the option for battery storage (additional cost).

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** E . **Electricity** Mains & Solar Panels. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump.

**Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

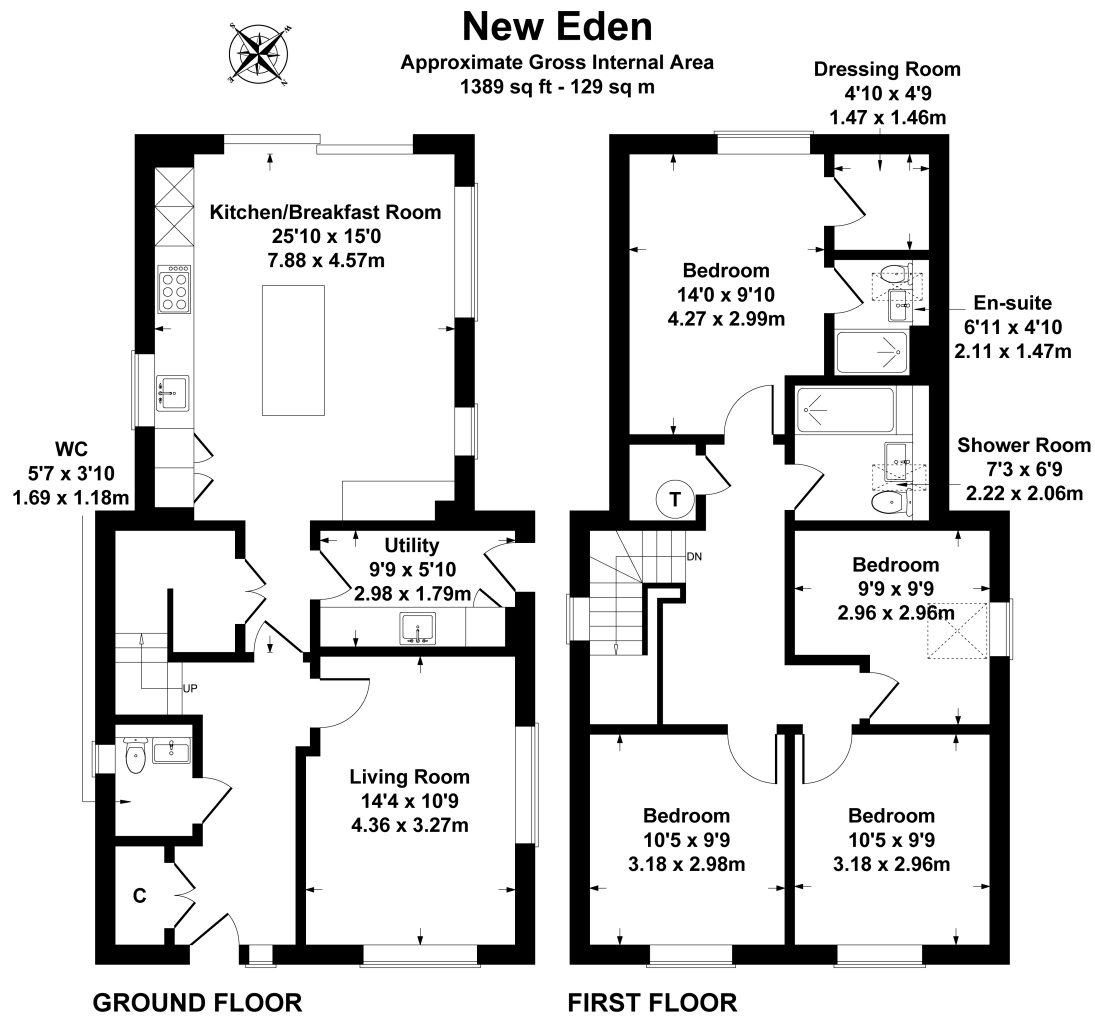
**Please Note** Some of the images have been digitally enhanced to include furniture. The property is currently unfurnished.





### Situation

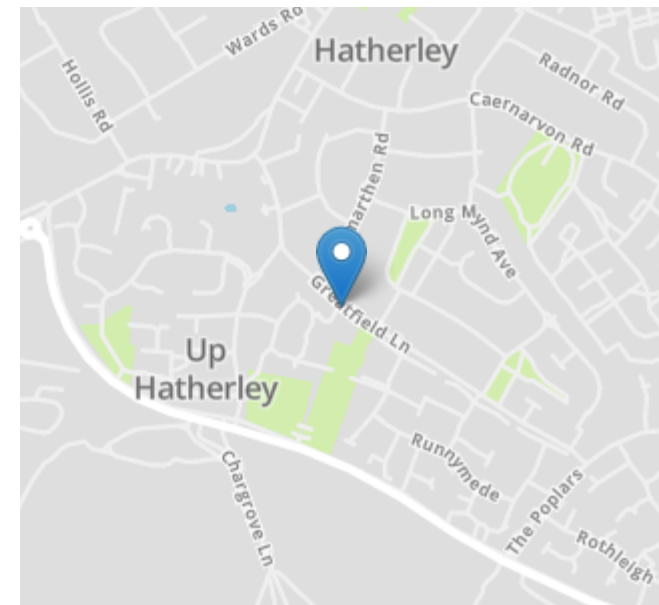
Conveniently situated near to excellent amenities including schools for all age groups, a library, medical centre, community centre, and superstore. Also close to a bus stop with regular services to the town centre, and easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	94	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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