



Elmstone Hardwicke



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Cheltenham, GL51 9TJ

£875,000 Freehold

An impressive, 4/5 bedroom, detached property with a lovely garden, situated in this small village on the edge of Cheltenham.

NO ONWARD CHAIN • reception hall • living room • dining room • kitchen/breakfast room • utility room • cloakroom • family room/bedroom 5 • 4 double bedrooms • home office/dressing room • 3 bath/shower rooms • oil central heating • double glazing • ample parking • lovely garden

Description

A beautifully presented detached family home, offering good size and versatile living space in this quiet village adjoining open fields at the rear. The accommodation includes a reception hall, living room with feature wood burner and bi-folding doors to the rear, dining room, a magnificent kitchen/breakfast room, separate utility room, and a family room/bedroom 5. There are a further 4 double bedrooms (3 on the ground floor) and 3 luxury bath/shower rooms (2 en suite). The master bedroom enjoys a spectacular view over surrounding countryside and a dressing room (currently used as a home office). Outside, there is a driveway providing parking and turning for several cars and a landscaped southeast facing garden.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Oil central heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

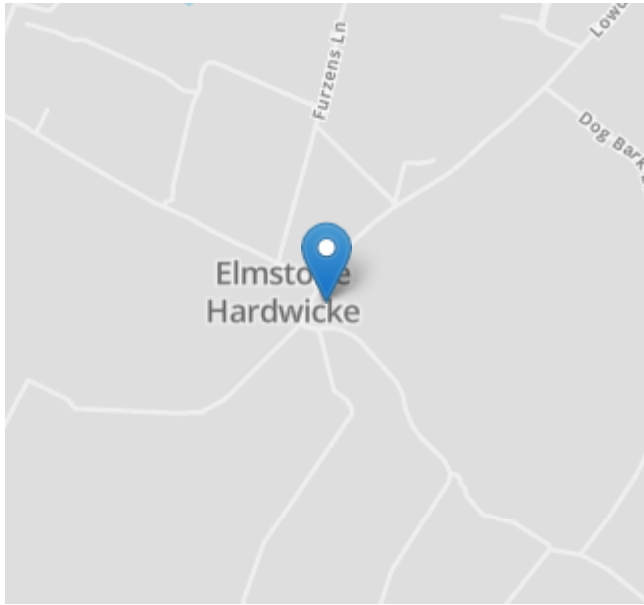
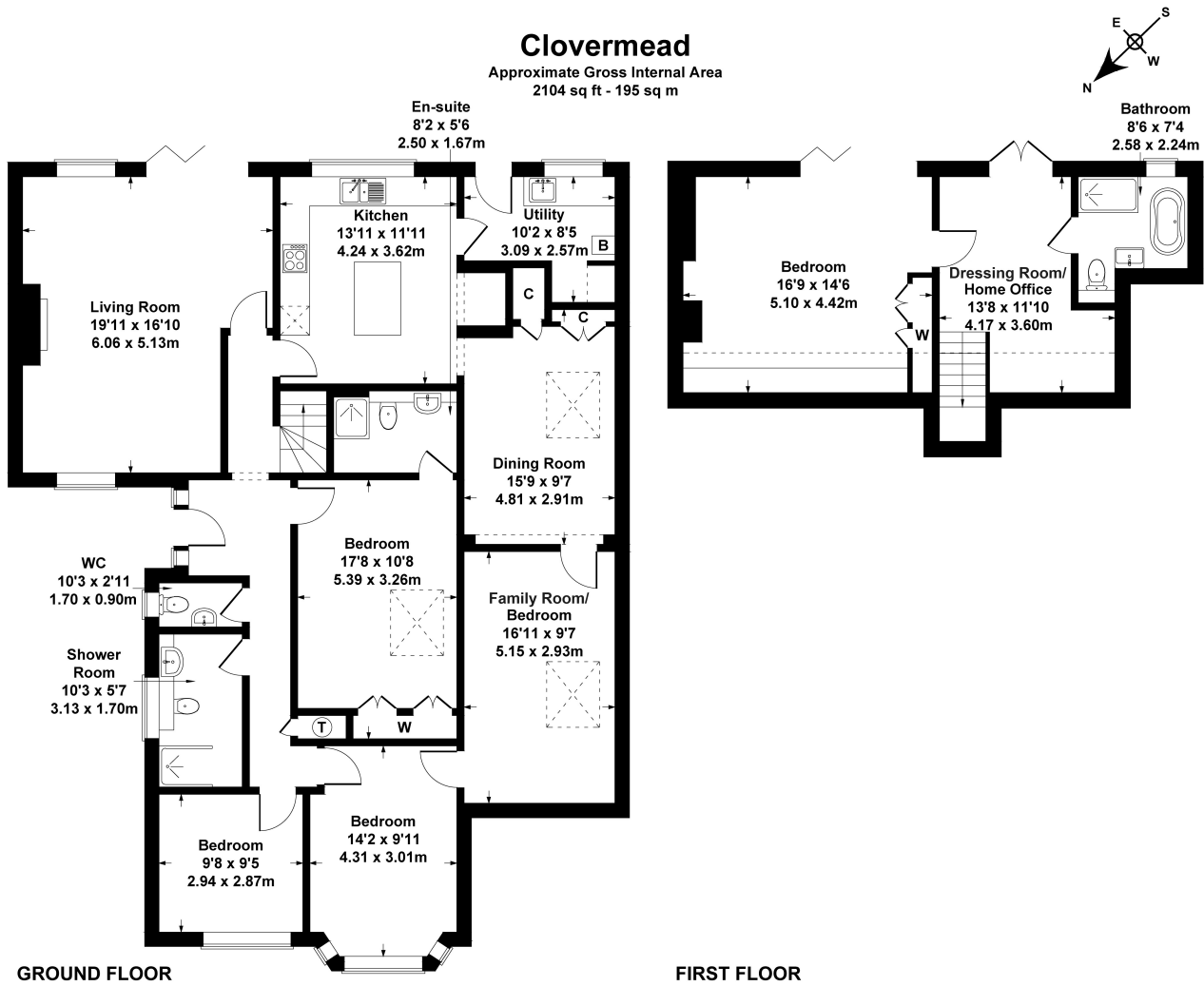
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Situation

Elmstone Hardwicke is a small village to the west of Cheltenham, offering a rural feel yet within easy access of major road links and the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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