



Down Hatherley

 Nick  
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ESTATE AGENTS



# Down Hatherley

Down Hatherley Lane, Down Hatherley, Gloucester, GL2 9QB

£690,000 Freehold

An attractive 4/5 bedroom, detached, country house, situated in generous gardens with excellent access to Cheltenham, Gloucester and Tewkesbury.

APPROX 2100 SQUARE FEET (excluding garage & outbuildings) • living room • family room • dining room • home office/bedroom 5 • kitchen • breakfast room • utility room • conservatory • cloakroom • 4 bedrooms • 2 bathrooms • garage & driveway • workshop • garden/bike store • electric vehicle charging point

## Description

An individual detached family home offering versatile family living space in this convenient semi rural location. The upgraded, and very well presented accommodation, includes a large living room (7.6m x 4.1m), family room with feature wood burner, dining room, home office/ bedroom 5 (with independent access), kitchen, utility room, breakfast room, and downstairs cloakroom. There is also a conservatory off the living room enjoying a glorious outlook over the garden. Upstairs, there are 4 good size bedrooms and 2 bathrooms, the master bedroom with en suite. Outside, a gravelled driveway provides parking for several cars and leads to a carport and single detached garage. There is also a workshop, garden/bike store, greenhouse, and shed. The generous garden is a particular feature with a lovely level lawn, mature shrubs and seating areas.

## Further Information:

**Local Authority** Tewkesbury Borough Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

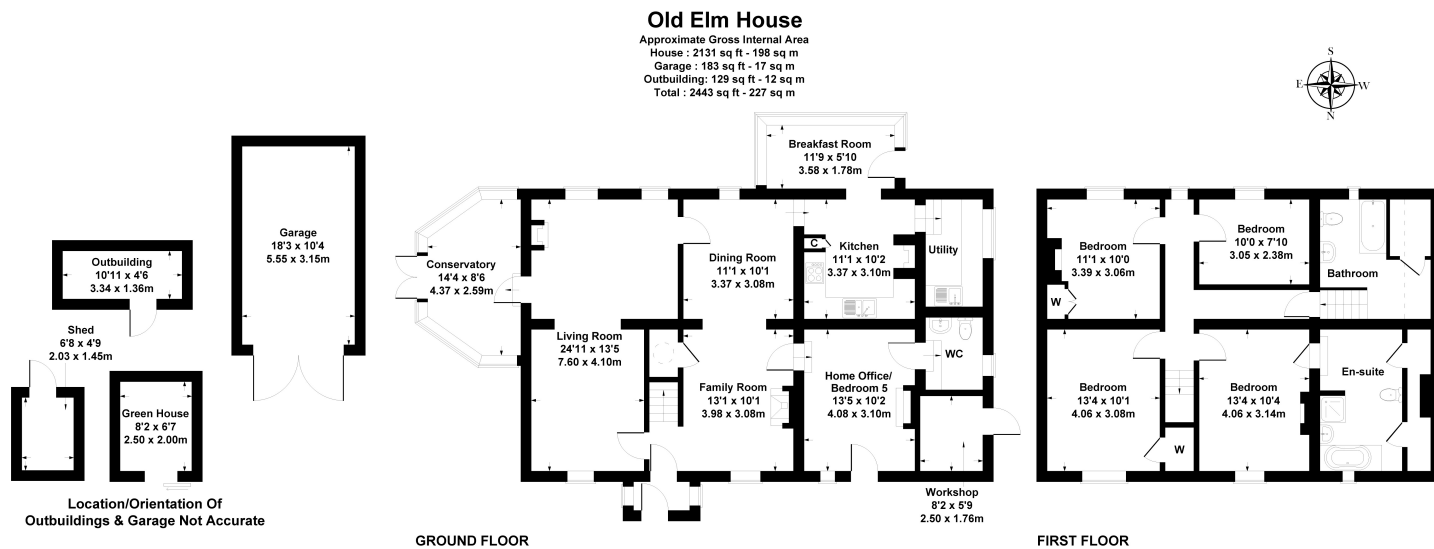




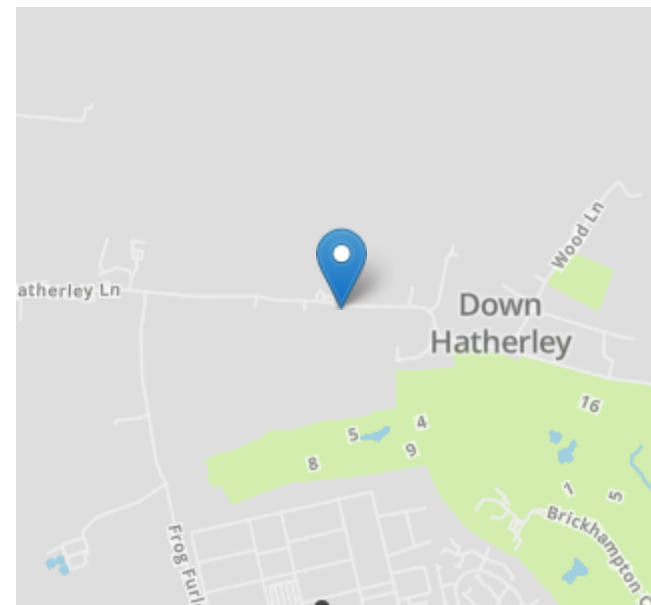


### Situation

Nestled in the picturesque village of Down Hatherley, Old Elm House offers the perfect blend of rural tranquillity and modern convenience. Surrounded by protected greenbelt land and stunning countryside, this charming property is ideally located just 10 minutes from both Cheltenham and Gloucester town centres, with easy access to the A40, A417, and M5 motorway.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their  
 size and locations are approximate only. They cannot be regarded as  
 being a representation by the seller, nor their agent.  
 Produced by Potteplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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