



Mayview



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Elmstone Hardwicke, Cheltenham, GL51 9TG

£675,000 Freehold

A brand new 3 bedroom, detached house, set in this lovely rural position overlooking open countryside.

BRAND NEW HOME • reception hall • living room • kitchen/dining/family room • utility room • cloakroom • 3 double bedrooms • 2 bath/shower rooms • parking & garden • detached garage • Buildzone 10 year new build warranty

Description

An energy efficient, high specification, new build property, approximately 3 miles from the centre of Cheltenham, offering a semi rural feel while retaining easy access to road links and amenities. The property has been built with luxury contemporary living in mind and a high quality finish. The accommodation includes a reception hall, living room with French doors to the rear; a magnificent open plan kitchen/dining/family room with bi-folding doors and island; utility room; and cloakroom. There are 3 double bedrooms, the master with en suite shower room and walk-in wardrobe, with the other 2 double bedrooms sharing a bathroom. Outside, there is parking and turning for several cars, a detached garage, and landscaped front and rear gardens. The property further benefits from underfloor heating on the ground floor; electric vehicle charging point; and a high efficiency air source heat pump with unvented cylinder.

Council Tax - not yet rated; EPC - is predictive.

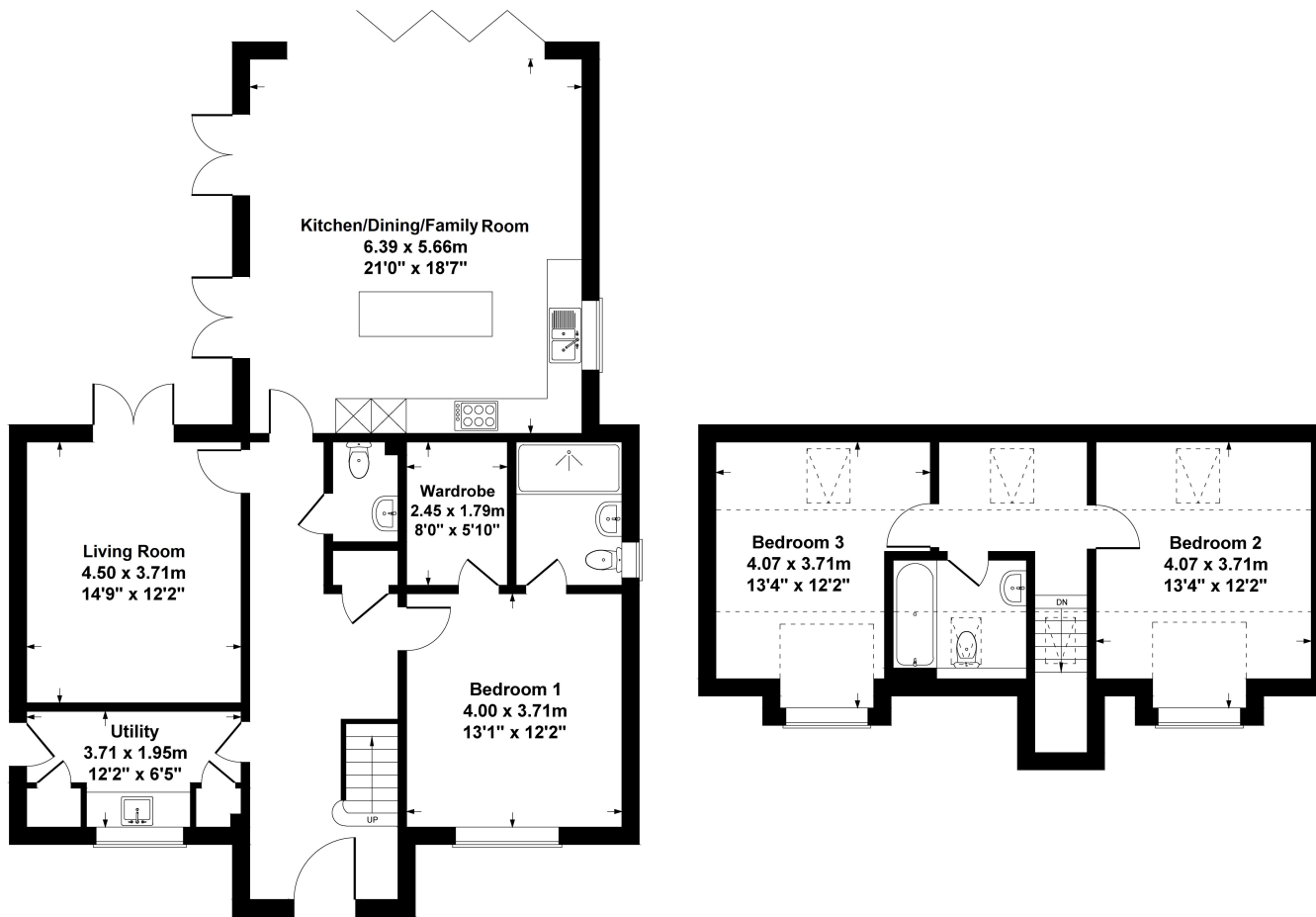




Situation

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

Approximate Gross Internal Area
149 sq. metres (1604 sq. feet)



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(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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