



# The Woodlands



Nick  
**GRIFFITH**  
ESTATE AGENTS

HAWKESWOOD ROAD



# The Woodlands

Hawkswood Road, The Woodlands, Cheltenham, GL51 3DS

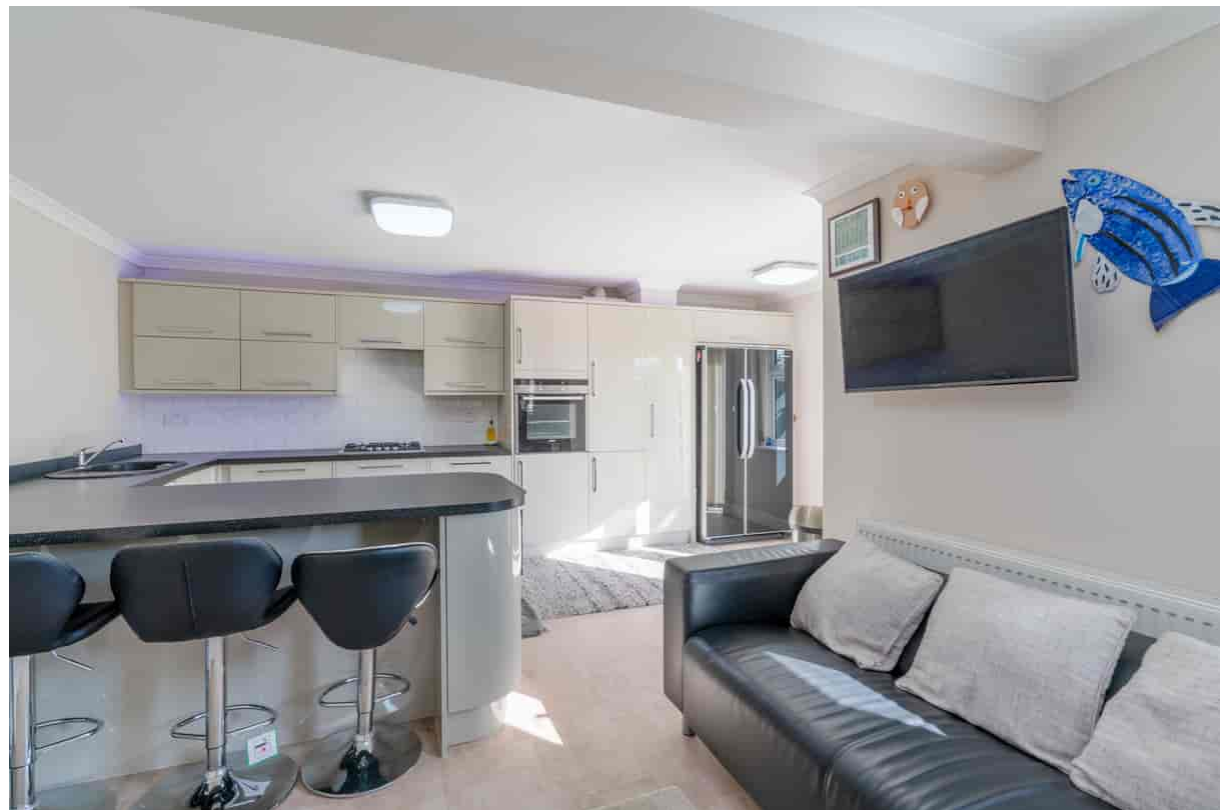
£495,000 Freehold

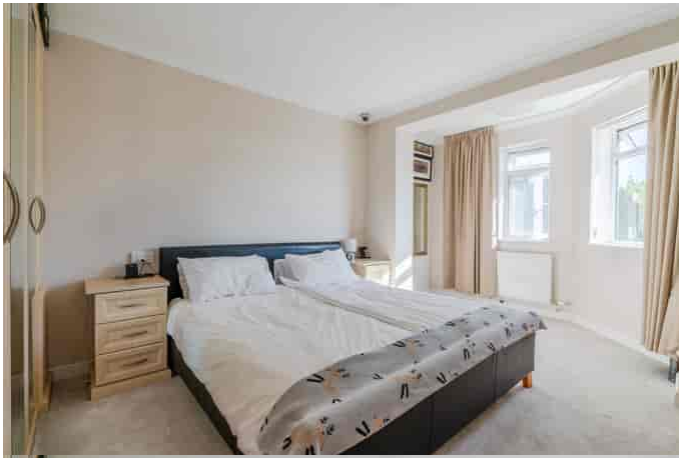
An extended, 3/4 bedroom, detached family home situated within this highly popular location, offering ample off-road parking and a south facing rear garden.

DETACHED HOUSE • living room • kitchen/dining room • 3 bedrooms • home office/bedroom 4 • downstairs shower room & family bathroom • ample off road parking • south facing garden • solar panels • walking distance of 'Good' primary school

## Description

A super opportunity to purchase this detached family house, extended by the current owners to provide versatile living space or an independent work area at home. The well presented accommodation includes a welcoming reception hall; living room with feature bay window and fireplace; generous kitchen/breakfast room with high gloss matching units, built-in oven and hob, additional appliance space, and French doors leading into the rear garden. The home office, which could easily become bedroom 4, has an en-suite shower room and is also situated on the ground floor. There are 3 further bedrooms and the family bathroom on the first floor. Bedrooms 1 and 2 have triple fitted wardrobes, and bedroom 1 has been extended providing a generous space. Outside, there is a driveway providing ample off-road parking for multiple vehicles with side pedestrian access. The south facing rear garden is enclosed and mainly laid to lawn with a block paved patio ideal for outdoor dining, and there is a good size shed for storage. Cheltenham Borough Council Tax Band D.





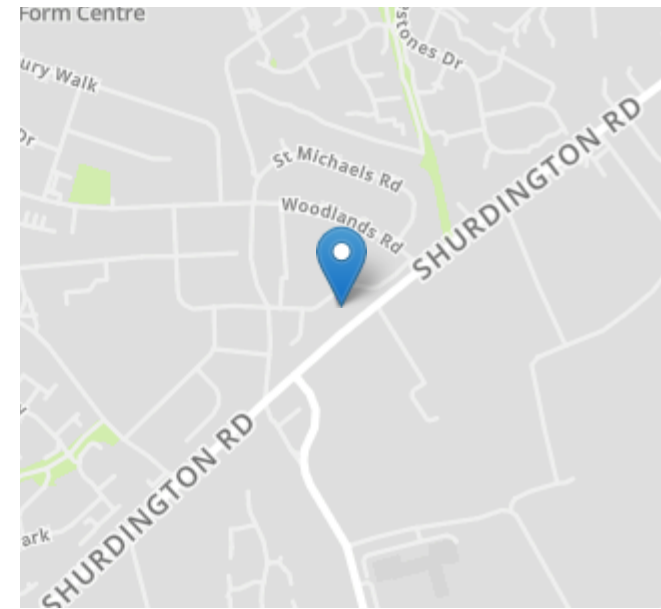
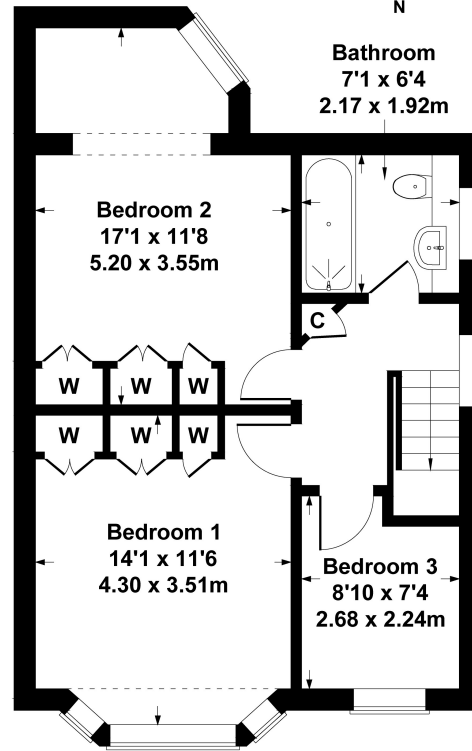
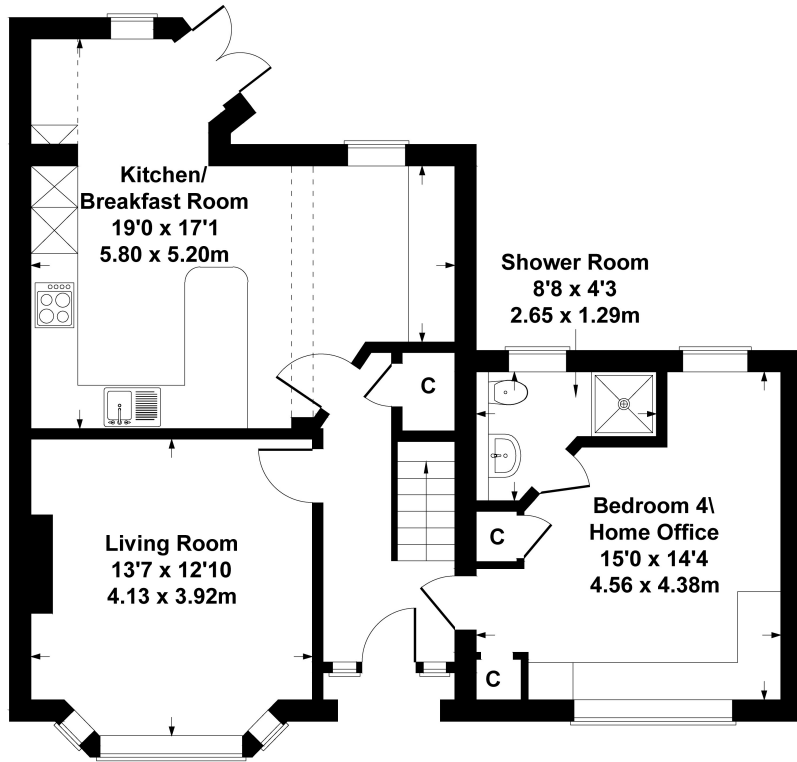
### Situation

Warden Hill is a neighbourhood on the southwest outskirts of Cheltenham. Lying between Leckhampton and Hatherley, the area is characterised by post war property in quiet residential streets. There are local schools, shops, services, and the busier retail centres of Bath Road and Cheltenham town centre are within easy reach. The nearest primary school is Warden Hill Primary School and the nearest secondary is Bournside.



# 22 Hawkswood Rd

Approximate Gross Internal Area  
1281 sq ft - 119 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	88
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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