



1 Meadow Place

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ESTATE AGENTS

1 Meadow Place

Down Hatherley, Gloucester, GL2 9QA

Guide Price £625,000 Freehold

A brand new 3 bedroom, detached, bungalow situated on this small private development with excellent access to Cheltenham, Gloucester and Tewkesbury.

Reception Hall • living room • kitchen/dining room • utility room • 3 bedrooms • 2 bath/shower rooms • double garage • driveway • EV charger point • landscaped garden • underfloor heating • air source heat pump • double glazing • 10 year ABC New Build Warranty

Description

1 of just 4 new bungalows built as part of this exclusive development by multi award winning developer, Cape Homes. The accommodation includes reception hall, an impressive living room with retractable bi-folding doors to the rear, a stylish kitchen/dining room also with retractable bi-folding doors, separate utility room, 3 good size bedrooms, and 2 bath/shower rooms (the master bedroom with en suite shower room). Outside, there is a frontage with a paved driveway providing parking, a double garage with EV charger point and electric door, and a rear garden with lawn and seating area. The property further benefits from underfloor heating throughout, double glazing, and a 10 year ABC new home build guarantee.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** TBC. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

PLEASE NOTE: A £5000 RESERVATION FEE IS REQUIRED TO SECURE THE PROPERTY.



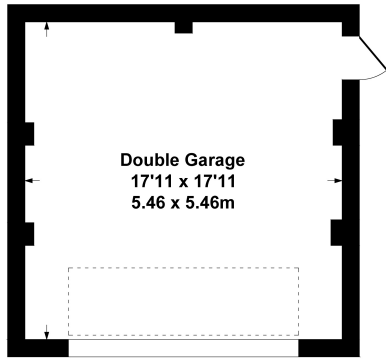
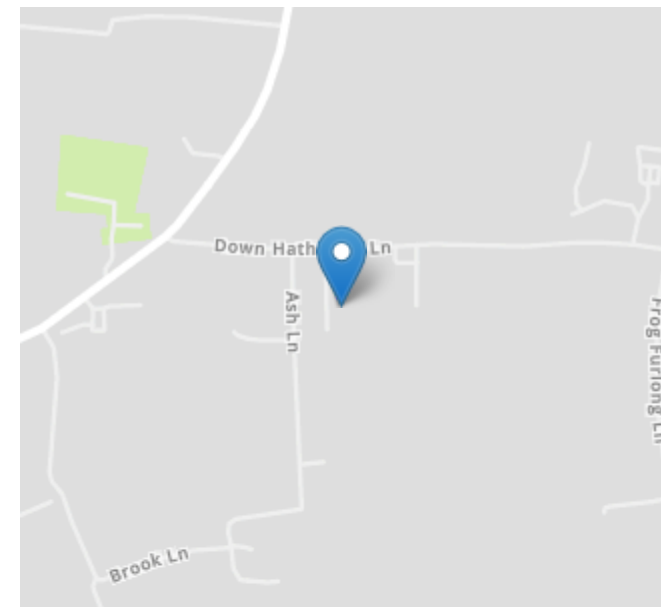


Situation

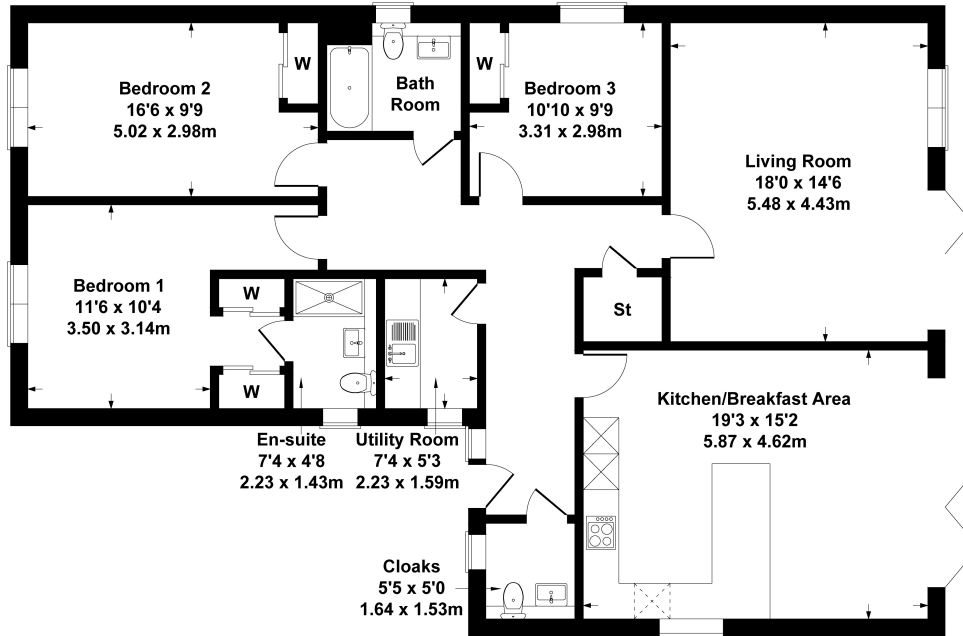
Down Hatherley is a popular semi rural location, well placed for easy access to the centres of Cheltenham, Tewkesbury and Gloucester, all just a short drive away, providing excellent education for all ages, sporting facilities, and entertainment. Also within easy reach are major road links including the M5 north and southbound, A417 and the M4.

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Approximate Gross Internal Area
 Main House : 1399 sq ft - 130 sq m
 Garage : 323 sq ft - 30 sq m
 Total : 1722 sq ft - 160 sq m



GARAGE



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	83	89
	EU Directive 2002/91/EC	

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