



Up Hatherley



# Up Hatherley

Roenda, Greatfield Lane, Up Hatherley, Cheltenham, GL51 3QH

£650,000 Freehold

A stunning brand new 3 bedroom, detached, family house with a good size garden, situated close to schools and amenities.

10 YEAR LABC NEW BUILD WARRANTY • reception hall • living room • magnificent kitchen/dining room • utility room • cloakroom • 3 bedrooms • 2 luxury bath/shower rooms • air source heat pump • solar panels • EV charger point • landscaped garden • double glazing • parking for 3 cars • security alarm system

## Description

A brand new detached home, built to exacting standards by reputable local builder RJW Builders. This beautifully presented, A rated property, includes a reception hall, living room, a magnificent kitchen/dining room supplied by Abitilia with integrated Siemens appliances and sliding doors to the rear garden, a good size utility room with door to the side, cloakroom, and a media cupboard. Upstairs, there are 3 bedrooms and 2 luxury bath/shower rooms, the master bedroom with en suite and a walk-in wardrobe. Outside, there is parking for 3 vehicles, and a good size landscaped garden. The property further benefits from underfloor heating (ground floor), double glazing (part Q security), LABC 10 year new home warranty, EV charger, and solar panels with the option for battery storage (additional cost).

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** TBC. **Electricity** Mains & Solar Panels. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

**Please Note** Some of the images have been digitally enhanced to include furniture. The property is currently unfurnished.



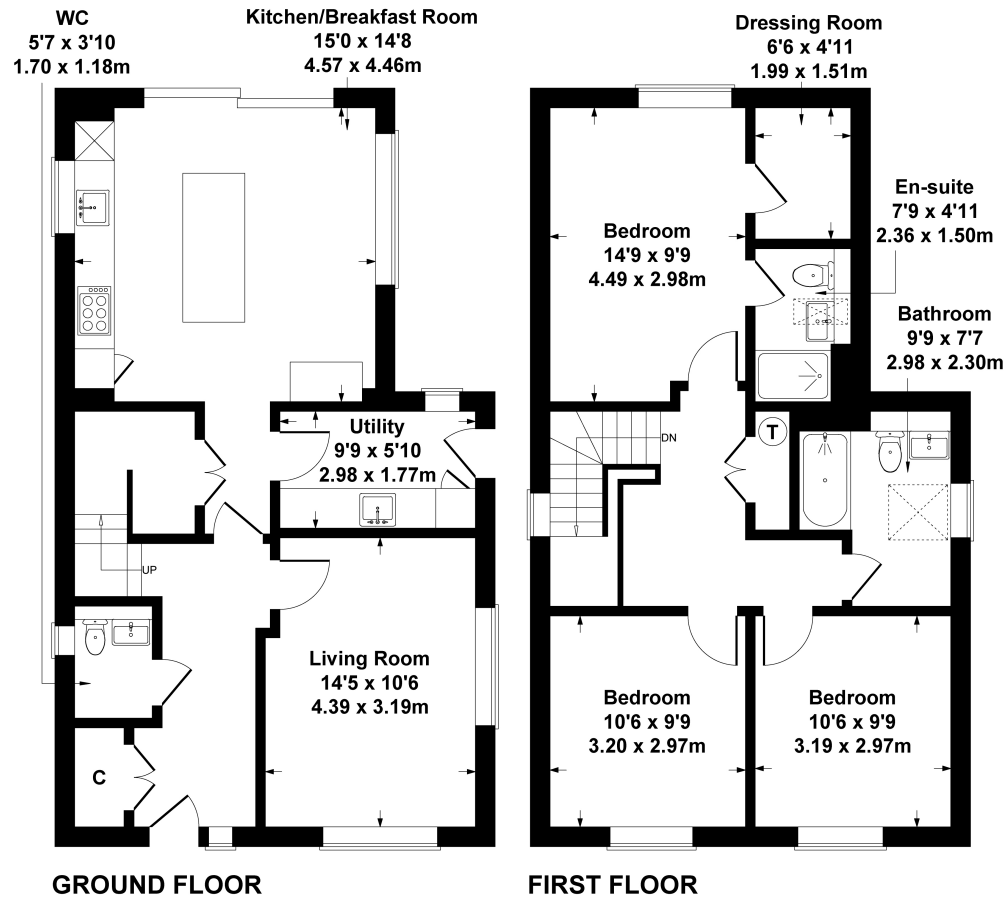


### Situation

Conveniently situated near to excellent amenities including schools for all age groups, a library, medical centre, community centre, and superstore. Also close to a bus stop with regular services to the town centre, and easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. The town also hosts the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# Roenda

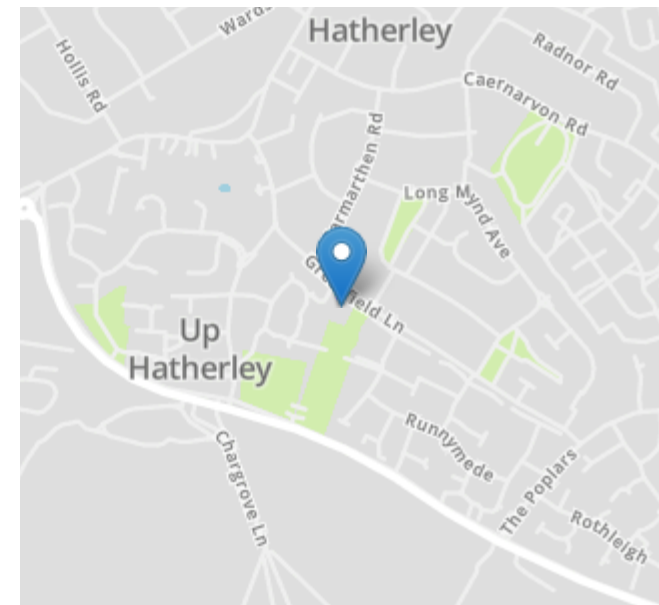
Approximate Gross Internal Area  
1281 sq ft - 119 sq m



## 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. 2025



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

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