



Hatherley

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Hatherley

Symphony Road, Cheltenham, GL51 6GJ

£600,000 Freehold

A versatile, 5 bedroom, detached family home, set within a generous size plot with a tandem garage, off-road parking, and south facing rear garden.

FIVE DOUBLE BEDROOMS • reception hall • downstairs cloakroom • study • living room • kitchen/dining room • principal bedroom with dressing and en suite • family bathroom and additional shower room • off road parking and tandem garage • south facing rear garden • fitted car charging point

## Description

A detached, spacious, family home with a total gross area of 2056 sq ft (including the tandem garage), built by Taylor Wimpey approximately 10 years ago, offering contemporary living and located within this popular residential location. This double fronted 3 storey home is ideal for a growing family and benefits from a south facing garden, ample off-road parking and a c.35ft garage. The ground floor provides a welcoming reception hall, cloakroom, useful study, and living room with double doors leading to the modern c.26ft kitchen/dining room. On the first floor, there are 3 bedrooms, the principal bedroom having a dressing room and en suite shower room, and a family bathroom. On the second floor, there are 2 additional large double bedrooms and a shower room, offering a lovely private space for guests or teenagers. Outside, there is a driveway providing off-road parking space for two vehicles, electric car point (7.5kwh), tandem garage with power and light, and an enclosed rear garden laid mainly to lawn with a good size patio and feature seated arbour. Tewkesbury Borough Council Tax Band F.



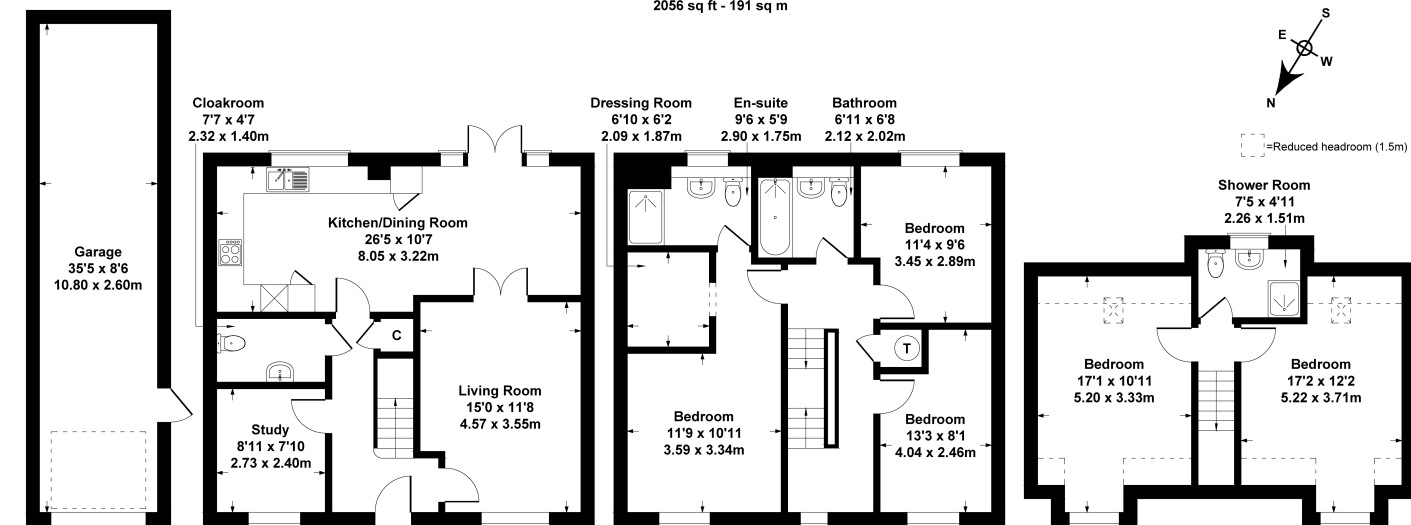


### Situation

Conveniently situated close to a range of excellent amenities, including schools for all age groups, a library, medical centre, community centre, and superstore. Symphony Road is very well placed with 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. Cheltenham also plays host to the music, jazz, science, and literature festivals held in Imperial Gardens.

## 14 Symphony Road

Approximate Gross Internal Area  
2056 sq ft - 191 sq m



**GARAGE**  
(Garage Location Not Accurate)

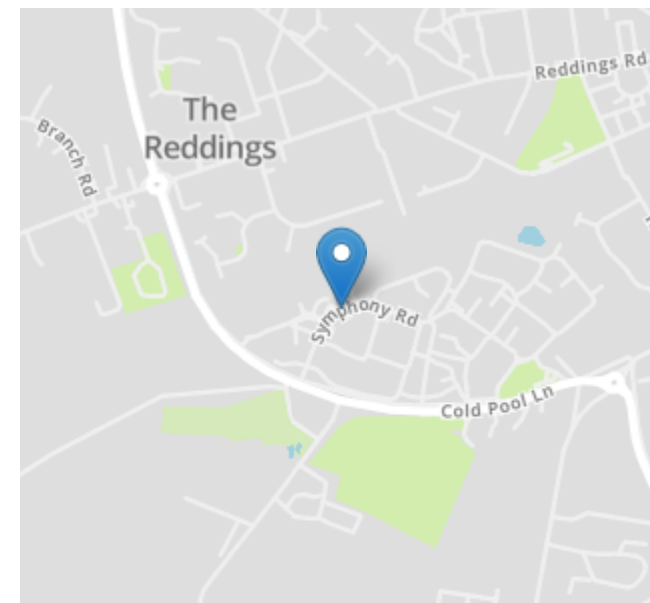
**GROUND FLOOR**

**FIRST FLOOR**

**SECOND 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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(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		
<b>England, Scotland &amp; Wales</b>	81	89
	EU Directive 2002/91/EC	

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