



Down Hatherley

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ESTATE AGENTS

Down Hatherley

Down Hatherley Lane, Down Hatherley, Gloucester, GL2 9QA

Guide Price £950,000 Freehold

A substantial detached family house, situated in generous gardens overlooking open countryside.

Reception hall • living room • dining room • family room • kitchen/breakfast room • utility and W/C • 5 bedrooms • 3 bath/shower rooms • home office/gym • large garage • parking for several cars • mature gardens • gas central heating & double glazing

Description

An impressive property which has been extended and upgraded in recent years creating substantial family living space in this semi-rural location. The beautifully presented accommodation includes a reception hall, bay fronted living room with wood burner, dining room also with feature fireplace, a magnificent kitchen/breakfast room with a range of integrated appliances, separate utility and W/C, and a family room overlooking the rear garden. Upstairs, on the first floor, there are 3 double bedrooms and 3 bath/shower rooms (both the master and guest bedrooms with en suite). On the second floor, there are a further 2 double bedrooms. Outside, the property is approached via electric gates leading to a gravelled parking area for several cars, mature landscaped gardens, double garage, and a home office/gym.

Further Information:

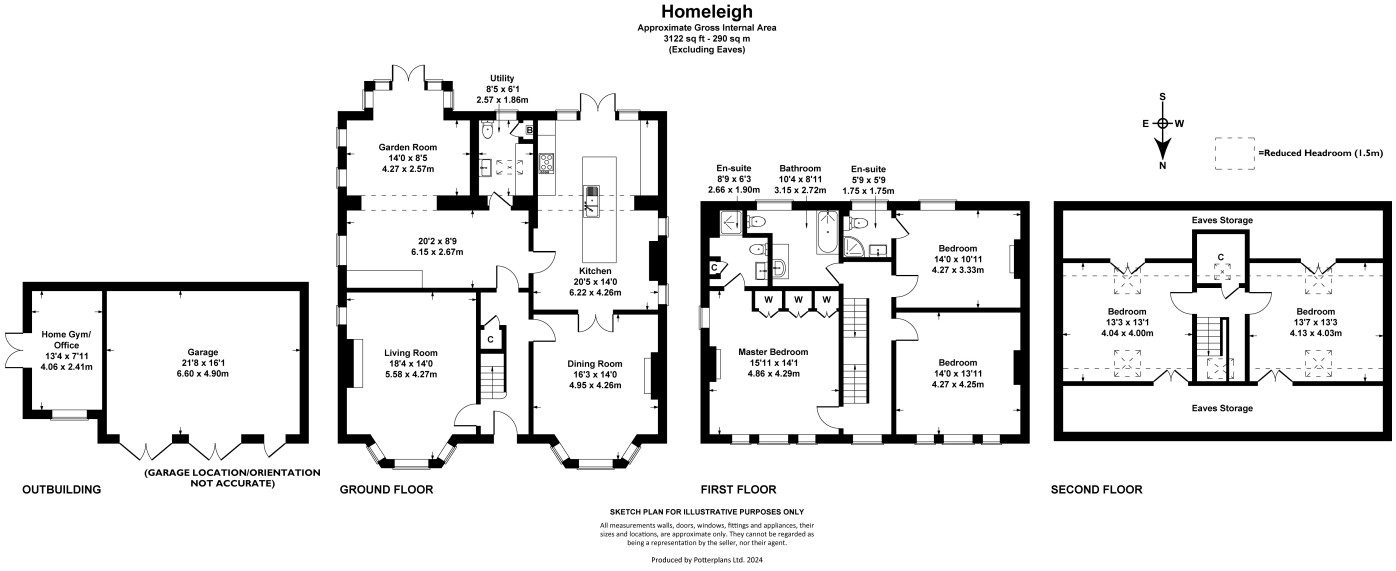
Local Authority Tewkesbury Borough Council. **Tax Band F.** **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





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 and 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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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