



Up Hatherley



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Chargrove Lane, Up Hatherley, Cheltenham, GL51 3LP

£495,000 Freehold

A beautifully presented, 3 bedroom, detached house, set within a generous size plot with a stylish garden room/home office, garage and ample parking.

BEAUTIFULLY PRESENTED • reception hall • living room • kitchen/dining room • utility & cloakroom • 3 bedrooms • ensuite shower and bathroom • well tended garden • garden room/home office • garage & ample parking

Description

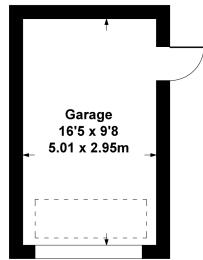
A stylish family home, constructed by Redcliffe Homes in the 'Dryham' design, offering contemporary living and located within this popular residential location. Built in 2013, this property is set within a good size plot with a much loved garden and ample off-road parking. The ground floor provides a welcoming reception hall with 'Largo' wood flooring, which continues into the cloakroom, a c. 19' living room with French doors to the rear garden, a kitchen/dining room boasting an upgraded 'Nobilis' kitchen with matching units and built-in AEG appliances, ample table space, and a door to the utility room. Upstairs, there are 3 bedrooms and 2 modern bath/shower rooms with Karndean flooring. Outside, there is a garden which is laid to lawn, a driveway providing ample parking for 3/4 cars, and double timber gates leading to the single detached garage with boarded loft. The attractive, west facing rear garden has a lawn with a feature trellis archway, and a full width paved patio. There is also a detached, insulated home office/studio, with an air conditioning unit, which could be used as a gym or place of work (with the relevant consents). The property further benefits from gas central heating and double glazing throughout. Cheltenham Borough Council Tax Band E.



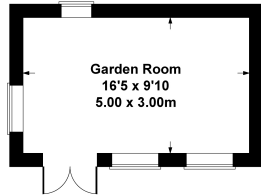


Situation

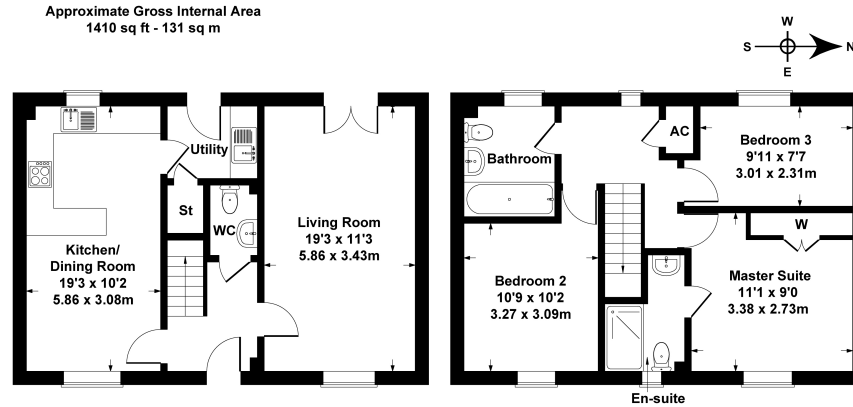
Situated on Chargrove Lane, close to excellent amenities, including schools for all age groups, a library, medical centre, community centre, and a superstore. There is also easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is a vibrant Regency 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 currently held in Imperial Garden.



GARAGE
(NOT SHOWN IN ACTUAL
LOCATION/ORIENTATION)



OUTBUILDING
(NOT SHOWN IN ACTUAL
LOCATION/ORIENTATION)

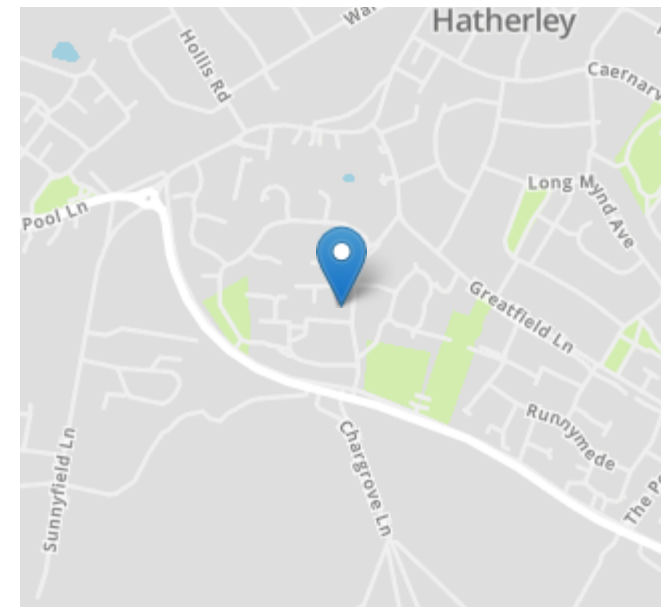


GROUND FLOOR

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) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(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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