



Up Hatherley

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Up Hatherley

Cheriton Close, Up Hatherley, Cheltenham, GL51 3NR

£599,950 Freehold

An extended 4 bedroom, detached family house, situated in this quiet no-through road, close to schools and amenities.

DETACHED FAMILY HOUSE • entrance hall • cloakroom • living room • dining room • family room • refitted modern kitchen • utility room • 4 bedrooms • 2 shower rooms ( 1 en suite) • driveway • bike/garden store • mature garden

## Description

A beautifully presented 4 bedroom detached family home, nestled in this quiet close within the popular residential location of Up Hatherley. This much loved home has been extended and remodelled, creating versatile living accommodation throughout to include an entrance hall, downstairs cloakroom, bay fronted living room with feature fireplace, and separate dining room which opens into an impressive family room overlooking the rear garden. The newly fitted kitchen has an attractive range of sleek wall and base units with built-in appliances, undercounter lighting, and door to the rear garden. There is also large utility room (formerly part of the garage) with units, additional sink, and plumbing/space for a washing machine and tumble drier. Upstairs, there are 4 bedrooms and 2 shower rooms, the master bedroom with fitted wardrobes and en suite. Outside, there is a driveway with parking for 2 cars, a bike/garden store (remaining garage space), pedestrian rear access, and a mature rear garden which enjoys a good degree of privacy with a newly erected garden shed.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



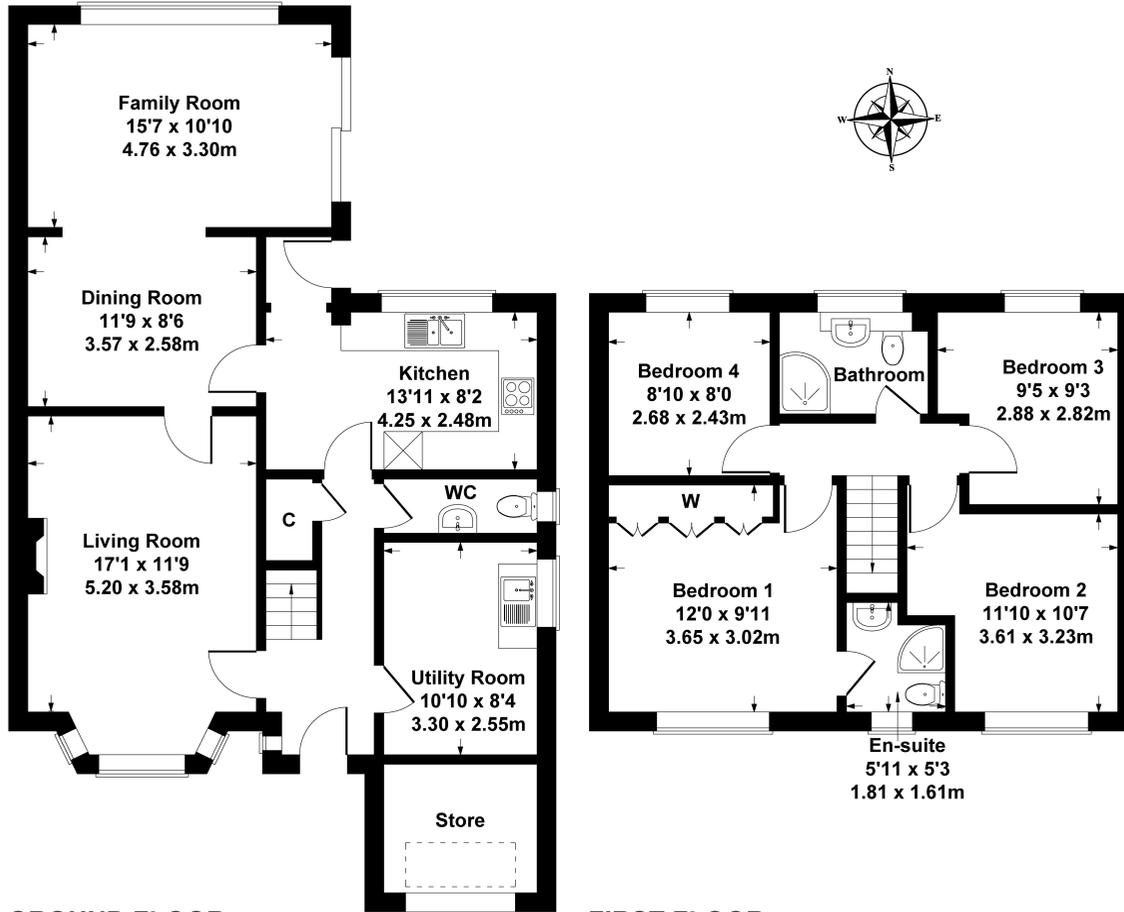


### Situation

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, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

# 11 Cheriton Close

Approximate Gross Internal Area  
House : 1421 sq ft - 132 sq m



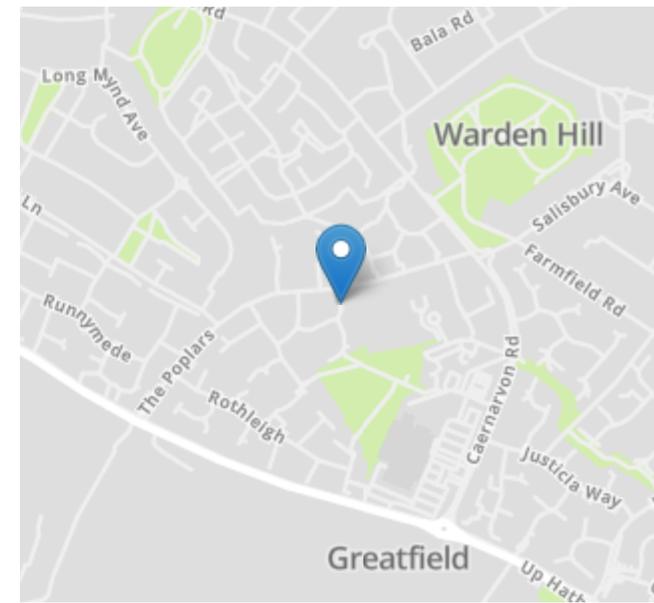
**GROUND FLOOR**

**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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</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>		EU Directive 2002/91/EC

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