

HUNTERS®

HERE TO GET *you* THERE



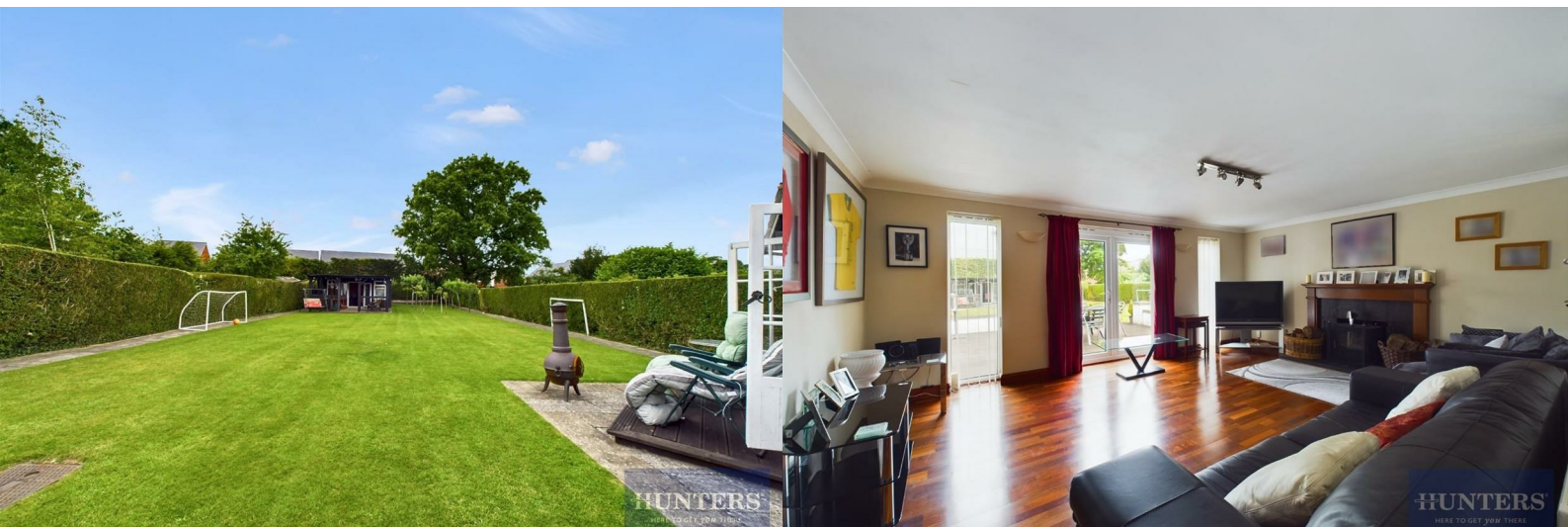
Cold Pool Lane

Up Hatherley, GL51 6HZ

Asking Price £750,000



Council Tax: D



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Hunters Estate Agents are delighted to present this truly impressive five double bedroom, two-bathroom family home situated in the heart of the ever-popular Up Hatherley residential district of Cheltenham. This outstanding semi-detached house is a true gem waiting to be discovered. The property also boasts of having five ground floor reception rooms providing very spacious and adaptable accommodation.

Any family considering the advantages of multi-generational living will find more than enough space in this charming traditional house two create two separate living areas.

The property features two bathrooms, ensuring convenience and comfort for all residents. With parking available for up to four vehicles, you'll never have to worry about finding a spot for your car after a long day on the road.

One of the highlights of this home is the expansive 300' landscaped rear garden which enjoys a high degree of privacy, perfect for enjoying the outdoors in the comfort of your own space. The garden is one of the best we have seen in the area and remains the primary reason the current owners fell in love with the house many years ago. It is a wonderful place to spend your free time with a small summer house and a large detached garden room with porch, power and light. The current owners have recently planted a small orchard area. The garden is very private and a lovely space to entertain guests during a long summers day with an entertainment room, complete with private bar, for the evening.

Parking is taken care of with a garage and off-road parking for three vehicles

This property is ideal for larger families with its proximity to several highly performing schools and is also close to the M5 motorway junction 11, and GCHQ.

This property comes highly recommended by Hunters of Cheltenham

All viewings are by appointment only

Tel: 01242 528500

- **Traditional Five Double Bedroom Semi-Detached Family Home**
- **300' Immaculate Rear Garden**
- **Beautifully Presented Throughout**
- **Beautiful Garden Room with Mains Power and Light**
- **Council Tax Band D | EPC Rating C**
- **Five Reception Rooms and Two Bathrooms**
- **Set Well Back From The Road**
- **Extra Wide Integral Garage**
- **21' Boarded Loft**
- **Tenure: FREEHOLD**

Sitting Room

23'5" x 9'10" (7.16 x 3.01)

Day Room

18'4" x 14'9" (5.60 x 4.51)

Kitchen

12'10" x 10'7" (3.92 x 3.25)

Dining Room

13'8" x 12'9" (4.19 x 3.89)

Study

9'8" x 7'6" (2.96 x 2.30)

Cloakroom

9'10" x 2'7" (3.00 x 0.80)

Entertainment Room

17'4" x 9'9" (5.29 x 2.98)

Bedroom One

15'11" x 12'1" (4.86 x 3.69)

Bedroom Two

10'6" x 9'11" (3.21 x 3.03)

Bedroom Three

10'9" x 7'3" (3.28 x 2.23)

Bedroom Four

9'10" x 8'11" (3.02 x 2.73)

Bedroom Five

9'11" x 8'8" (3.04 x 2.65)

Shower Room

10'9" x 10'2" (3.29 x 3.11)

Bathroom

10'6" x 9'5" (3.21 x 2.88)

Fully Boarded Loft Space

41'1" x 20'5" (12.53 x 6.24)

Garage

15'5" x 10'1" (4.70 x 3.08)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾
3056.48 ft²
283.96 m²

Reduced headroom
349.06 ft²
32.43 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 2

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.