

HUNTERS®

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Whittington Road

Cheltenham, GL51 6BS

Asking Price £450,000



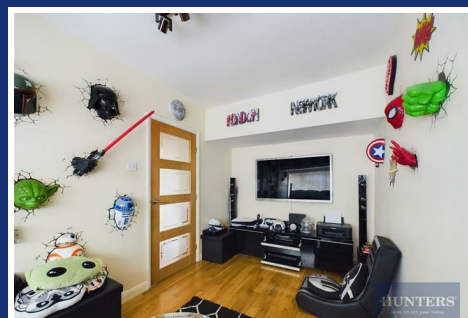
Council Tax: D



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Hunters are delighted to offer for sale, this spectacular three-bedroom family home with outstanding rear views across Benhall Park. The property is presented for sale in very good condition throughout and is a credit to its owners.

This fine home really does feel special with its beautifully manicured rear garden that has been professionally landscaped and set over three tiered sections, all of which enjoy the impressive backdrop of the trees in Benhall Park and complete privacy being non-overlooked at the rear.

Inside, the property offers the following accommodation:

Ground Floor - The property is approached via a private entrance porch, leading to the main entrance hall. The living room sits to the front of the property with a kitchen being opened up to the dining room to create a lovely 23'+ day space overlooking the garden. The garage has been converted to what the owners call a media room, but could easily be used as a study, playroom or bedroom four.

First Floor - An unusually spacious first floor offering three double bedrooms with bedrooms one and three sitting across the front and bedroom two and the family bathroom overlooking the rear elevation. The central landing hosts a separate wc.

Outside - The property sits behind its own lawned fore-garden with a double width drive. At the rear, as previously mentioned, the breath-taking view beyond the professionally landscaped gardens is the key selling point.

Whittington Road runs along the top of the very beautiful Benhall Park and Woods, named after the farm, that formerly stood there (at the site of the current Notgrove Close). The wooded area of the park sits behind this property, but the park area is very popular with walkers, dog walkers and in the summer, you will see several picnics in full swing. To the far end there is a children's play area and there is a pleasant stream running through the grounds.

This fine home comes highly recommended. All viewings will be accompanied.

Tel: 01242 528500

- **Luxury Three Bedroom Semi-Detached Property**
- **Modern Kitchen/Dining Room**
- **Off Road parking for Two Vehicles**
- **80ft Tiered Garden**
- **Council Tax - D EPC - tbc**

- **Stunning Views Backing onto Benhall Park**
- **Media Room and Living Room**
- **Close to Local Amenities**
- **Three Double Bedrooms**
- **Tenure - Freehold**

Room Sizes

Living Room

12'4" x 10'9" (3.77 x 3.30)

Kitchen/Dining Room

7'6" x 23'7" (2.30 x 7.19)

Media Room/Bedroom Four

14'11" x 7'7" (4.56 x 2.33)

Bedroom One

13'0" x 11'9" (3.97 x 3.60)

Bedroom Two

10'6" x 11'10" (3.22 x 3.63)

Bedroom Three

9'8" x 11'5" (2.95 x 3.48)

Bathroom

7'7" x 5'10" (2.33 x 1.78)

WC

4'7" x 2'6" (1.42 x 0.77)



Road Map



Hybrid Map



Terrain Map



Floor Plan



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.