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HERE TO GET *you* THERE



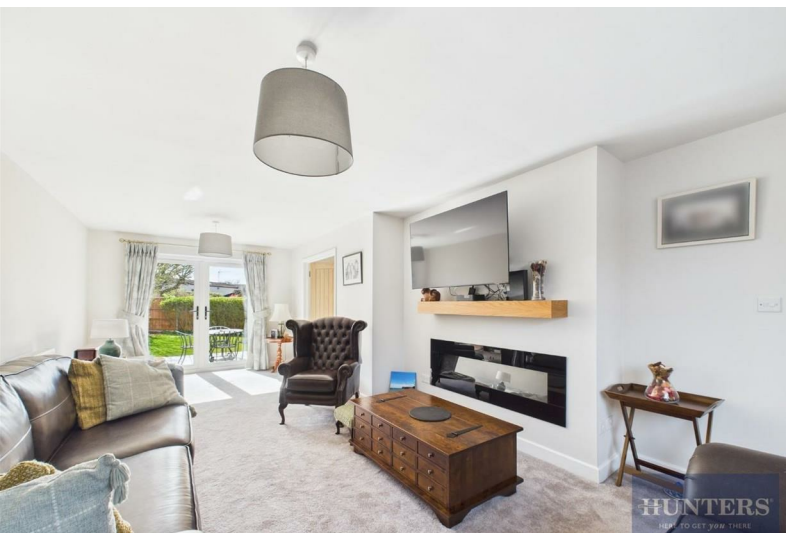
Old Reddings Road

The Reddings, GL51 6RZ

Asking Price £695,950



Council Tax: D



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Hunters Estate Agents are delighted to offer for sale, this impressive fully refurbished Four Bedroom detached family home in The Reddings, complete with a recently added large, detached garage.

This fine property enjoyed a complete ground up refurbishment, carried out between 2022 and 2023, with first class planning and design using high-end materials throughout. The result of this labour of love is an exceptionally well-presented family orientated home that will meet all the requirements of the most demanding buyer.

At the heart of this outstanding property is the kitchen/Breakfast area, a large open day space with centre island and concealed utilities. We particularly like the recessed Belfast sink and the natural wooden work surfaces. The living room occupies the left side of the property with dual aspect windows and is a lovely place to retire to with the family at the end of a long day in front of the recessed floating fireplace. The ground floor also boasts of a separate dining room off the entrance hall with additional double doors opening onto the kitchen, that when opened, creates an impressive entertaining house, perfect for parties and large family gatherings. A newly fitted ground floor cloakroom completes the itinerary.

On the first floor there are four generous bedrooms and two beautifully appointed bathrooms with the ensuite being a full and luxurious bathroom.

Outside, the property sits recessed from the road behind its own gated entrance. There is plenty of off-road parking and a new detached garage. There are gardens to the side and rear both having been recently laid with new lawn and easy to maintain. Crucially, both gardens enjoy a high degree of privacy. There is an E.V. charging point installed

Summary: We had the pleasure of pairing this property with its current owner and fully recognise the care and attention to detail applied to every aspect of this exceptional property, as a result, we highly recommend this top-quality home.

- Four Bedroom Luxury Detached Family House
- New uPVC Double Glazing in 2022
- Extended Kitchen with Centre Island Overlooking Garden
- Three Separate Garden Areas
- Energy Rating (EPC) C | Council Tax Band D
- Extended and Fully Refurbished in 2023
- New Central Heating in 2023
- Detached Garage and Off Road Parking and EV Charging Point
- South/West Facing Rear Garden
- Tenure - Freehold

Hallway

WC

3'7" x 6'0" (1.11 x 1.83)

Living Room

9'7" x 23'10" (2.93 x 7.27)

Dining Room

11'8" x 11'0" (3.56 x 3.36)

Living Area

9'9" x 9'9" (2.99 x 2.99)

Kitchen

11'8" x 19'4" (3.56 x 5.90)

Landing

Bedroom One

11'8" x 16'2" (3.57 x 4.95)

En Suite

8'11" x 5'7" (2.73 x 1.71)

Bedroom Two

11'1" x 12'1" (3.38 x 3.70)

Bedroom Three

10'5" x 8'11" (3.18 x 2.73)

Bedroom Four

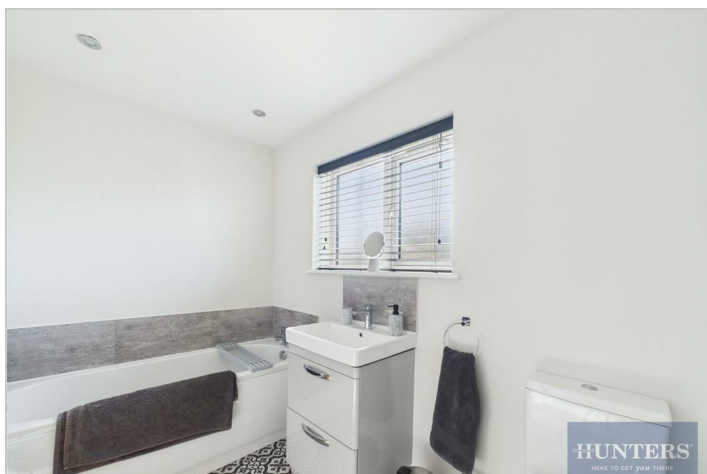
8'6" x 7'3" (2.60 x 2.23)

Bathroom

12'5" x 5'6" (3.79 x 1.69)

Garage

16'8" x 11'2" (5.09 x 3.41)



Road Map



Hybrid Map



Terrain Map

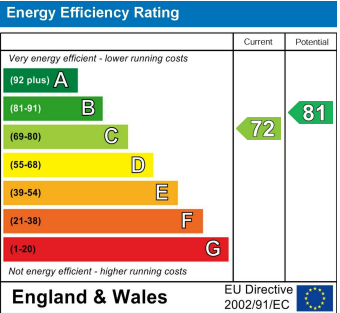


Floor Plan



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.



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.