

4 HARP HILL,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6QG

 Charles Lear



4 HARP HILL

With instructions from the receivers, this substantial detached family house has been subject to a programme of renovation and extension. The internal accommodation, which measures in excess of 1,500sq.ft., is arranged over two floors and is particularly well proportioned.

DESCRIPTION

Having been created from a former bungalow, this generous detached house is set back from the road and offers plentiful parking and a detached garage. An imposing composite front door provides access into a light and wide reception hall which has the stairs rising to the first floor and an understair cupboard. The ground floor accommodation provides a substantial formal sitting room with dual aspect and outlook over the gardens to the rear. In addition, there is a large kitchen/breakfast/dining room opening into the garden and with a separate utility room and cloakroom. The first floor plays host to four good bedrooms including a large principal bedroom with en-suite shower room whilst the remaining three bedrooms share a contemporary family bathroom. Outside and to the rear of the property is a low maintenance rear garden, predominantly laid to lawn with a small patio area. The property also offers pedestrian side access between the house and garage.





SITUATION

Located on the lower slopes of Harp Hill on the edge of the Battledown Estate, 4 Harp Hill benefits from being located less than 2 miles from the town centre whilst local amenities may be found within a short walk on Hewlett Road where the popular Hewlett Arms public house may also be found. Sainsbury's supermarket is also within walking distance. Nearby, Aggs Hill offers wonderful walking and riding country as does Cleeve Hill which is within a short drive through Prestbury Village. There are also a number of highly regarded primary and secondary schools nearby.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

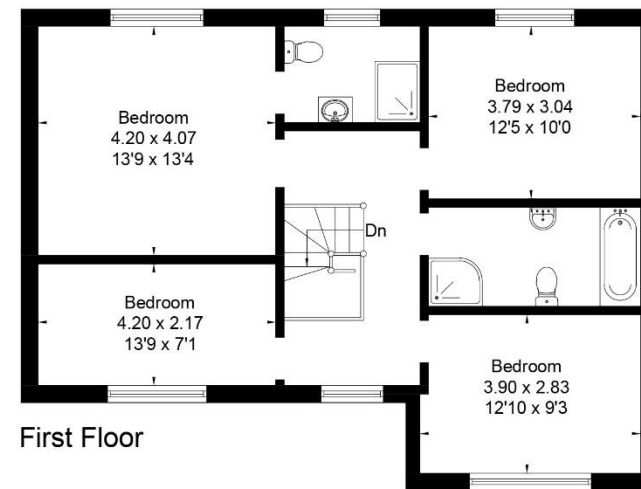
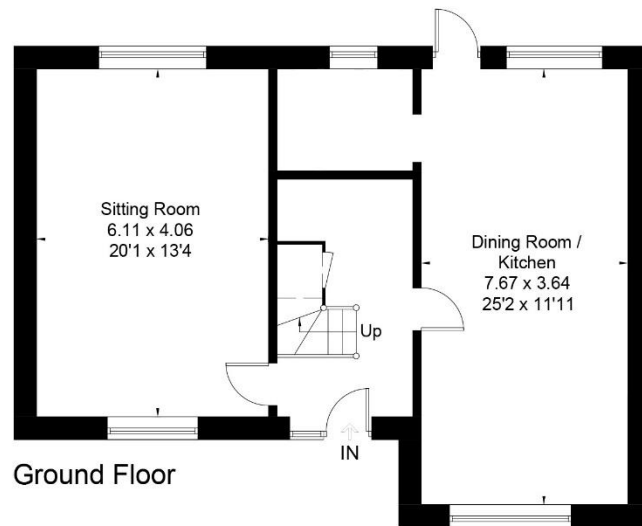
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (E) - £2,622.38pa. (2024/2025).

VIEWINGS

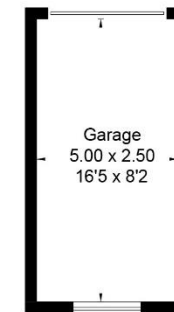
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 144.1 sq m / 1551 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 156.6 sq m / 1685 sq ft
 Including Limited Use Area (0.8 sq m / 9 sq ft)



 = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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