





# Elmstone Hardwicke, Cheltenham, GL51

£995,000

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Set in quiet, tucked away location in the desirable village of Elmstone Hardwicke and presented in excellent order is this modern detached, spacious family home that incorporates many character features and has breath-taking views of the countryside.

As you enter the property, you are greeted with spacious entrance hall which provides access to all rooms on this floor. The living area boasts a neutral style decor, centred around a inglenook fireplace, dual aspect window and French doors that open directly into the garden.

The real hub of the home is the impressive open plan kitchen/breakfast/family room, an ideal space for hosting family meals and gatherings. The family kitchen/breakfast room has ample wall mounted storage cupboards and compartments, complete with granite top surfaces and oak top breakfast island. There are many integrated appliances including double ovens, induction hob, fridge/freezer and dishwasher. The family room has beautiful bi-fold doors creating a seamless transition between indoor and outdoor living. In addition there is a large utility room opposite with plumbing for white goods, built in storage and a door leading to the garden.

The ground floor further benefits from underfloor heating, a downstairs cloakroom, pantry and a separate reception room that can be used as an extra bedroom/office/play room.

Upstairs, the first floor continues to impress, with four generously sized double bedrooms, each offering ample storage space and natural light.

The principal bedroom benefits a walk in wardrobe, as well as a large walk in shower room that is tiled throughout, while the remaining bedrooms share the well-appointed, sleek four piece family bathroom, with separate walk in shower.

At the front, the house is accessible by electrically operated iron gates, and has parking for multiple vehicles on the gravel driveway. The rear garden is secluded, and has extensive gardens surrounding the house. There is a spacious patio area for outdoor entertaining, whilst at the end of the driveway is a large, enclosed garage storage



Approximate Area = 287.8 sq m / 3098 sq ft  
Including Limited Use Area (8.2 sq m / 88 sq ft)  
Garage = 29.7 sq m / 320 sq ft  
Total = 317.5 sq m / 3418 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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- Detached House
- Four Double Bedrooms
- Beautifully Presented Throughout
- Large driveway/Off Street parking
- Stunning Kitchen/Breakfast Room & Living Area
- Utility Room
- Surrounded By Beautiful Countryside Views
- Ample storage Space Throughout

