



323 Hatherley Road, Cheltenham, GL51 6HT

£525,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

UNEXPECTEDLY RE-AVAILABLE

This beautifully extended three bedroom semi-detached residence in Up Hatherley exudes luxury and sophistication, offering an exceptional lifestyle in one of the area’s most sought-after locations.

Upon entry, you’re welcomed by a cosy living room—ideal for quiet, intimate gatherings or an evening escape. The home flows seamlessly into an expansive, open-plan kitchen, dining, and living space that forms the heart of this property, crafted with both style and functionality in mind. The kitchen features premium finishes and a stylish breakfast bar, inviting both casual dining and entertaining with ease.

Bifold doors open the entire back of the home onto a sprawling 220ft garden, a true outdoor sanctuary with a garden bar and lush lawns designed for effortless enjoyment and entertainment. This private, expansive garden offers an idyllic escape, balancing luxury with tranquillity.

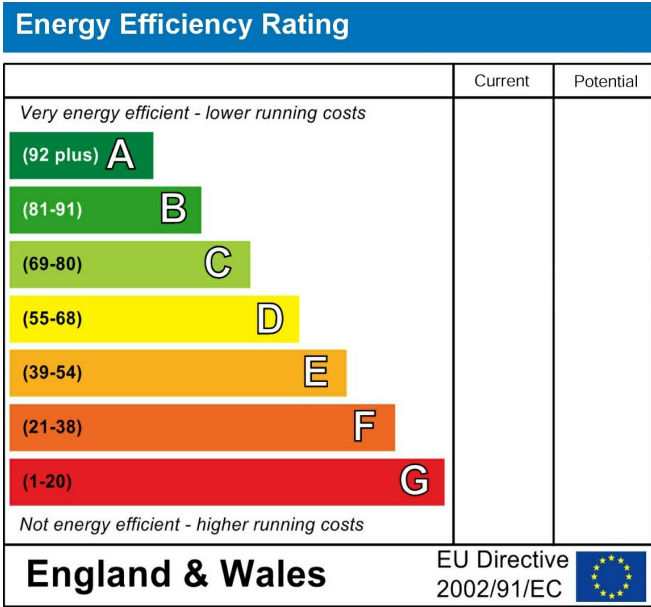
On the first floor, two elegantly spacious double bedrooms invite relaxation, each bathed in natural light. A chic, modern family bathroom with high-end finishes adds a sense of refinement, while a dedicated office space offers a well-lit area ideal for productivity.

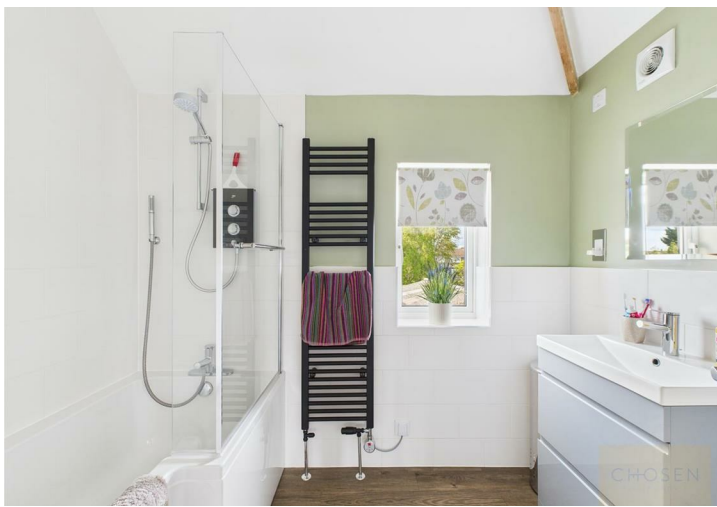
The top floor houses a sumptuous master suite crafted from a sophisticated attic conversion. This spacious sanctuary features plentiful space for storage and a sleek en-suite, offering ultimate privacy and indulgence.

This property stands as a testament to refined living, with every detail thoughtfully curated for luxury and functionality, all set within the prestigious Up Hatherley neighbourhood.

Agents Note.
Freehold.
EPC Rating: D61
Cheltenham Borough Council Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

- Stunning, Extended Three Bedroom Home
- Modern Open Plan Living With Bi-Fold Doors To Rear Garden
- En-Suite, Family Bathroom And Downstairs WC
- Office Space Perfect For Anyone Working From Home
- Garage And Driveway providing Ample Off Road Parking
- Incredibly Generous Rear Garden
- EV Charge Point
- Sought After Location
- EPC Rating: D61
- Council Tax Band: D







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1224.72 ft²

Reduced headroom

49.43 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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