

# CR COOK Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- DETACHED SPACIOUS FAMILY HOME
- FOUR GENEROUS BEDROOMS
- TWO RECEPTION ROOMS AND KITCHEN-BREAKFAST ROOM
- UTILITY ROOM AND CLOAKROOM
- LARGE, LANDSCAPED, SOUTH FACING GARDEN WITH A GARDEN OFFICE
- DRIVEWAY WITH PARKING FOR UP TO THREE CARS

Guide Price £575,000

**Harp Hill  
Cheltenham**

**GL52 6QB**

# Harp Hill, Cheltenham, GL52 6QB

Cook Residential are excited to present to market this spacious, well presented, four-bedroom detached family home property situated on Harp Hill.

As you approach this immaculately presented property you will find ample off-road parking for up to three cars on the private driveway to the front of the house.

Once in the hallway on the ground floor you will find there are two large reception rooms complete with a separate utility room and W/C.

The kitchen breakfast room with space to accommodate appliances flowing through to the large living and dining room with views out to the landscaped garden.

Going up to the first floor, you will find four good sized bedrooms and a family bathroom.

The garden benefits from being south facing and is well maintained with a patio seating area perfect for entertaining on those sunny days. The garden also benefits from an outdoor office complete with heating and lighting.

An internal inspection is essential to appreciate what is on offer. If you are looking for a four bedroom family home in a convenient location with a large outside space, then a viewing is essential.



*Passionate About Property...*



Council Tax Band: E

Tenure: Freehold

Cheltenham offers easy access to the A40 and M5 motorways and is equidistant from Bristol and Birmingham, with good north-south high-speed rail links.

The town itself is a beautiful Regency Spa, famous for its many festivals including Literature, Music, Science, Jazz, and the legendary National Hunt racing festival, The Cheltenham Gold Cup.

The town centre boasts a variety of local and high street shops, eateries, bars, and art galleries attracting visitors from far and wide.

All information regarding the property details, including a position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

*Passionate About Property...*

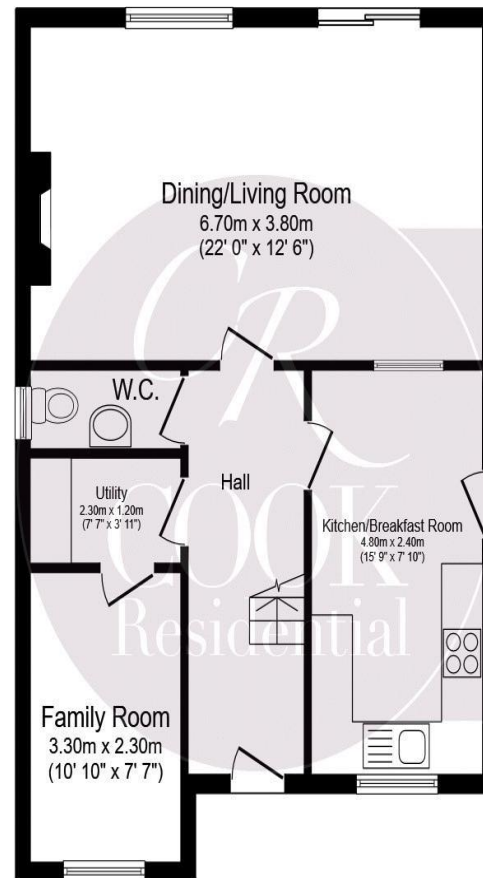


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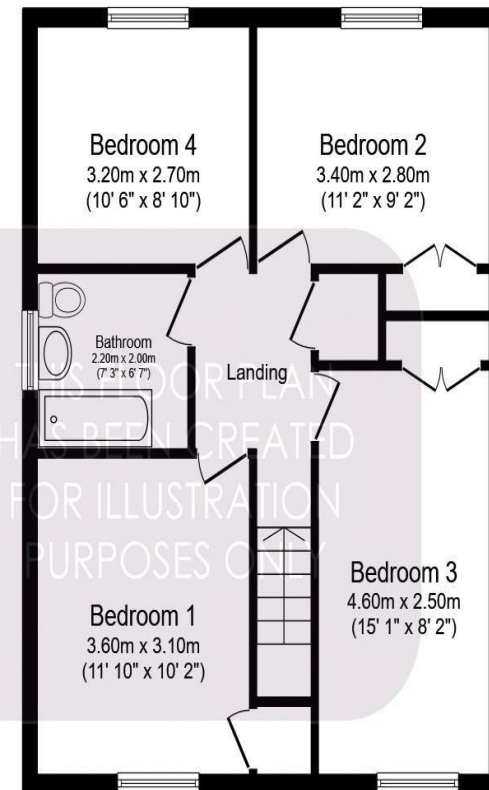
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**BEST**  
 ESTATE AGENT GUIDE  
 2022



Ground Floor



First Floor



Total floor area 114.4 m<sup>2</sup> (1,231 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

