

Athelai Close, Down Hatherley, Gloucester, GL2

£514,950

ADAM HALLIWELL property

POWERED BY eXp UK

Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

A Cotswold Oak built, spacious four-bedroom detached home at Athelai Edge, with a large open-plan kitchen, dining and family room, separate living room, study, two en-suite bedrooms, an enclosed garden and garage. Approximately 1,582 sq ft.

- Four-bedroom detached new home
- Approx. 1,582 sq ft / 147 sq m internal area
- Spacious kitchen, dining and family room
- Separate living room
- Dedicated study
- 10 Year warranty
- Two en-suite shower rooms
- Family bathroom with bath and separate shower
- Single garage; solar PV and EV charging provision
- Enclosed rear garden with lawn and patio









ADAM HALLIWELL property eXp UK

A spacious four-bedroom detached new home with two en-suite bedrooms, a generous open-plan kitchen, dining and family room, separate living room, study, enclosed garden and garage.

Built by Cotswold Oak, a highly regarded local builder, and set within the Athelai Edge development at Twigworth, Plot 8 is a well-planned detached home offering flexible space for family life, home working and entertaining. The ground floor centres on an impressive kitchen, dining and family room, extending to almost 30 feet and opening onto the garden through French doors. The kitchen has plentiful storage and work surfaces, a breakfast bar and a range of built in appliances.

A separate living room provides a quieter place to relax, while the dedicated study is ideal for working from home. A utility room, ground-floor WC and useful storage add everyday convenience.

Upstairs are four well-proportioned bedrooms. Bedrooms One and Three each have their own en-suite shower room, while the family bathroom includes a bath and separate shower. The principal bedroom measures approximately 14'0" x 11'7"; Bedroom Two is approximately 13'3" x 10'10".

Outside, the enclosed rear garden has a lawn and paved seating area. A single garage provides additional storage or parking. The floor plan gives approximately 1,582 sq ft (147 sq m) of internal accommodation, with the garage adding a further 196 sq ft (18 sq m). An EV charging point and solar panels are provided as additional benefits

At Athelai Edge, residents can enjoy a village-edge setting with open countryside nearby and convenient access to Gloucester and Cheltenham. Local shops, supermarkets and schools serve the surrounding area. The development's location combines access to town amenities and transport links with a more rural outlook.













Bedrooms:	Bathrooms:	Receptions:
4	2	2

A spacious four-bedroom detached new home with two en-suite bedrooms, a generous open-plan kitchen, dining and family room, separate living room, study, enclosed garden and garage.

Built by Cotswold Oak, a highly regarded local builder, and set within the Athelai Edge development at Twigworth, Plot 8 is a well-planned detached home offering flexible space for family life, home working and entertaining. The ground floor centres on an impressive kitchen, dining and family room, extending to almost 30 feet and opening onto the garden through French doors. The kitchen has plentiful storage and work surfaces, a breakfast bar and a range of built in appliances.

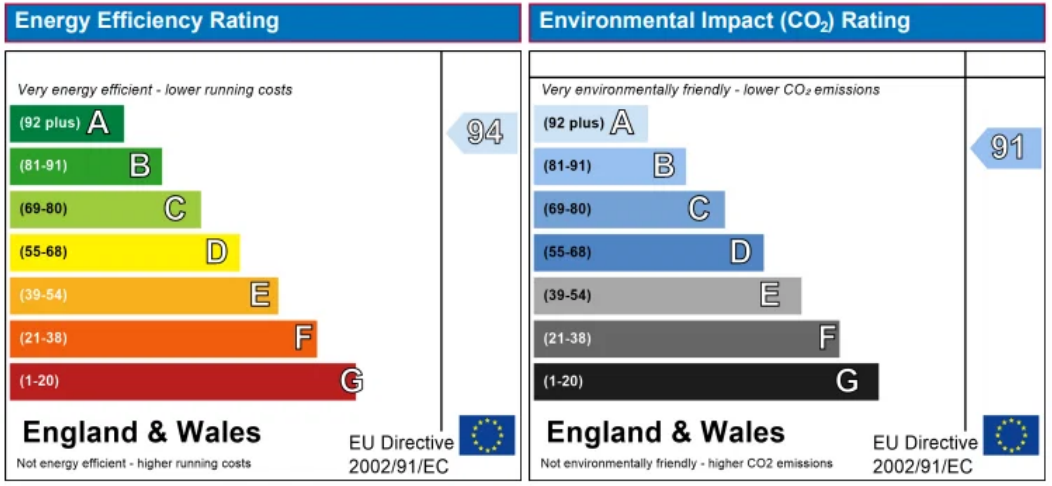
A separate living room provides a quieter place to relax, while the dedicated study is ideal for working from home. A utility room, ground-floor WC and useful storage add everyday convenience.

Upstairs are four well-proportioned bedrooms. Bedrooms One and Three each have their own en-suite shower room, while the family bathroom includes a bath and separate shower. The principal bedroom measures approximately 14’0” x 11’7”; Bedroom Two is approximately 13’3” x 10’10”.

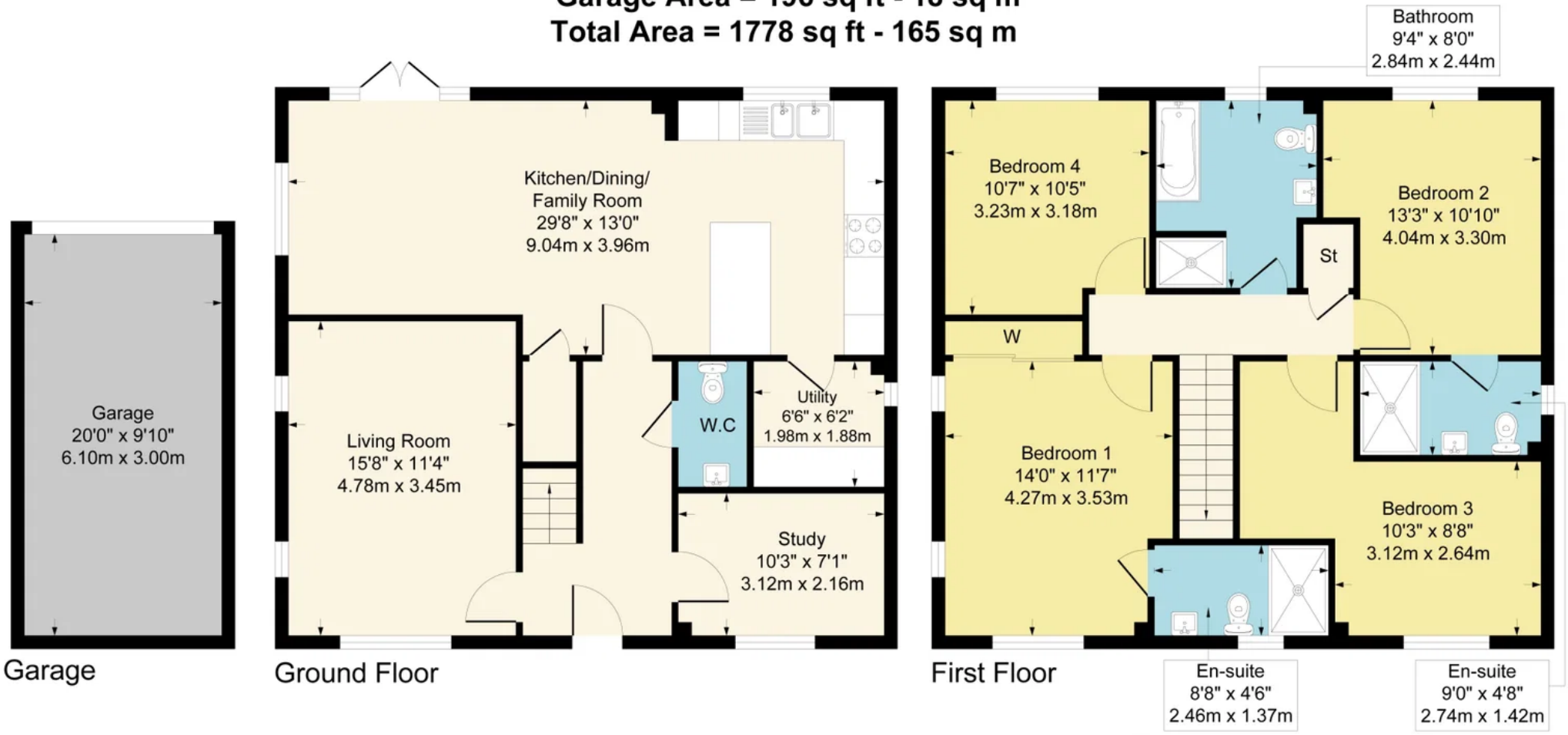







Energy Efficiency Rating
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
94
England & Wales
Not energy efficient - higher running costs
EU Directive 2002/91/EC
Environmental Impact (CO_2) Rating
Very environmentally friendly - lower CO_2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
91
England & Wales
Not environmentally friendly - higher CO2 emissions
EU Directive 2002/91/EC

Approximate Gross Internal Area = 1582 sq ft - 147 sq m
Garage Area = 196 sq ft - 18 sq m
Total Area = 1778 sq ft - 165 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Adam Halliwell Property
t: 01242 906586
e: adam.halliwell@exp.uk.com
w: www.adamhalliwell.exp.uk.com

ADAM HALLIWELL property
eXp UK