



A WELL BALANCED FAMILY HOME WITH BEAUTIFUL NATURAL LIGHT AND GENEROUS GARDENS



Hinton House is a lovely family home, thoughtfully arranged and carefully enhanced to support modern living with warmth, light and flexibility at its core. From the moment you step inside, there is a reassuring sense of balance between character and practicality, creating a home that feels both established and adaptable.

The welcoming hallway immediately draws you through the ground floor, where the flow between rooms feels natural and considered. The conversion of the former garage into a generous family room has significantly enhanced the living space, providing a versatile room that adapts effortlessly to family life. Beautiful bay windows in the family room, sitting room and dining room allow afternoon sunlight to stream in, filling each space with warmth and giving the home a wonderful sense of light and openness.

The kitchen is a modern, well-considered space, with porcelain flooring that subtly defines it within the home, creating a room that feels purposeful, comfortable and clearly designed for everyday living and to be enjoyed, rather than display alone. Ink-toned cabinetry brings depth and sophistication, complemented by quartz worktops and a well-positioned peninsula island that provides a practical gathering point for everyday family life. A fabulous Rangemaster cooker, Quooker tap and double fridge freezer complete the space, while double doors provide direct access to the garden, reinforcing the connection between indoor and outdoor living.

Beyond the kitchen, the open-plan dining and sitting room is anchored by a charming wood burner, creating a focal point that invites relaxed evenings and memorable gatherings. A separate utility room, also with garden access, along with a cloakroom, ensures the ground floor works seamlessly for everyday family life.





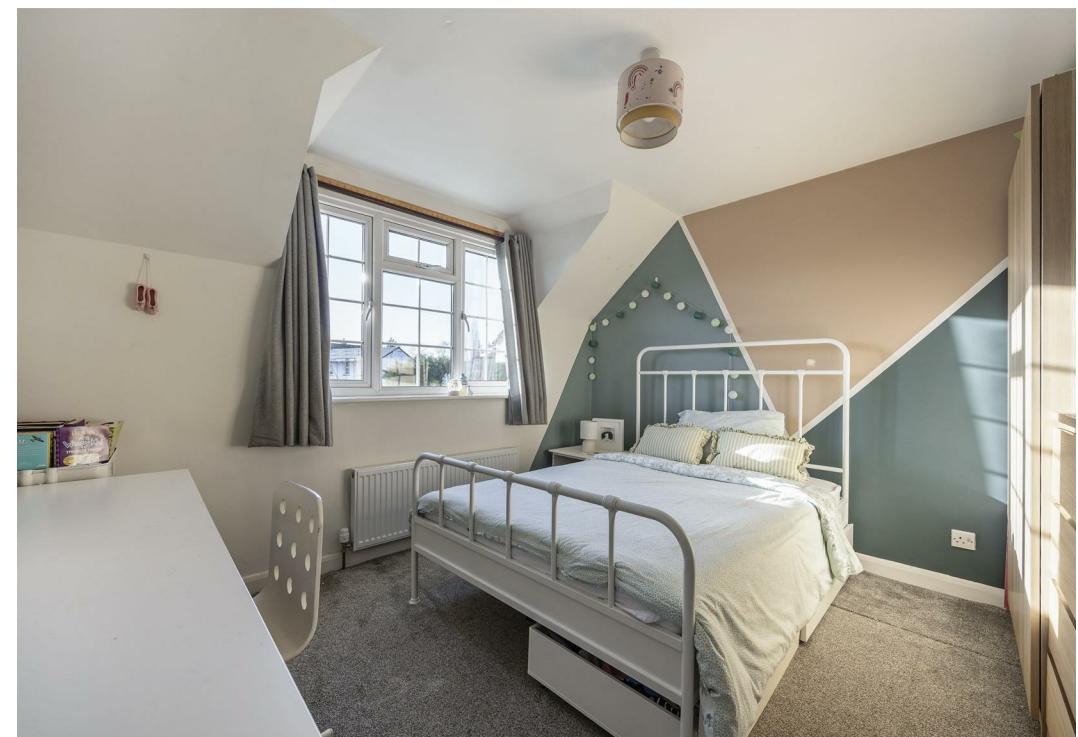
Upstairs, four well proportioned bedrooms provide comfortable and flexible accommodation. The principal and second bedrooms benefit from built-in wardrobes, while bedrooms three and four are equally welcoming, ideal for children, guests or home working. A family bathroom with both a separate bath and shower completes the first floor, reinforcing the home's family friendly design.

Outside, the garden is a standout feature. Generous, well designed and wonderfully private, it offers distinct areas for terrace dining, barbecuing and quiet relaxation. Practical additions such as storage and a log store are neatly incorporated, ensuring the garden remains both attractive and highly usable throughout the seasons.

The front approach offers a welcoming and well-balanced first impression. A mature hedge provides privacy from the lane, while a graveled driveway allows parking for up to four vehicles. With side access on both elevations, lawned frontage and a comfortable overall plot size, the setting reinforces the sense of space and practicality that defines the home.







Situated on Badgeworth Lane, Hinton House enjoys excellent access to Cheltenham, offering the convenience of town living alongside established residential surroundings. The area is well served by highly regarded local schools, making it particularly appealing for families. For commuters, the M5 motorway is easily accessible, providing strong regional connections, while Cheltenham's rail services offer direct links to major cities, supporting both professional and family lifestyles with ease.

Agents Note:

Planning consent has been granted for a single-storey side extension (Tewkesbury Borough Council ref. 21/01417/FUL), allowing for the creation of an additional kitchen and reception space, with the flexibility to reconfigure the existing kitchen area into a dedicated laundry room and separate office.



Council: Tewkesbury Borough Council

Council Tax: F

EPC: D

Title Number: 18864124

Tenure: Freehold

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Hinton House

Approximate Gross Internal Area = 173.6 sq m / 1867 sq ft
 Garden Store = 1.1 sq m / 12 sq ft
 Total = 174.7 sq m / 1879 sq ft



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