

# HUNTERS®

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## Radnor Road

Hatherley, Cheltenham, GL51 3JJ

Asking Price £550,000



Council Tax: D



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Welcome to this truly stunning five bedroom professionally extended family home set in the heart of the bustling Hatherley residential area, just west of central Cheltenham, complete with off road parking and an exceptional rear garden.

This fine home is a credit to its current owners, who have continuously improved and maintained the house regardless of cost, and the result is outstanding. All the fixtures and fittings, without exception, are recently upgraded and of the highest quality. The impeccable standard of decor is faultless throughout and the accommodation on offer will satisfy the most demanding of families.

## Ground Floor:

The property is entered via a spacious entrance hall. The main sitting room is expansive and incorporates the original living room/dining room and kitchen footprint. The extended dining room has an impressive vaulted ceiling and overlooks the rear. The side extension is not a typical 'garage conversion', being completely rebuilt from the ground up with a much-improved 9'3" width creating a beautifully fitted modern kitchen with a separate utility/boot room. The ground floor also boasts of a cloakroom with wc and a separate reception room, ideal as a home office/playroom/guest bedroom 6.

## First Floor:

The main bedroom has a range of high quality fitted wardrobes and a dedicated en-suite with a modern bath with shower, wc and basin. Bedrooms two, three and four are all double, bedroom five being the original single bedroom. The family bathroom is equally as well appointed as the en-suite, with a modern suite comprising of a double head shower, wc and basin.

## Outside

The property is set well back from the road with block paved off road parking. At the rear there is an impressive 90' rear garden which enjoys a good degree of privacy and has enjoyed professional landscaping to include a good quality decking area, a covered barbeque area and an expanse of natural lawn leading to two substantial storage sheds at the bottom.

Tel: 01242 528500

## Key Features

- Five Bedroom Luxury Family Home
- 22' Living Room
- Two Bathrooms
- All Modern Fittings including Kitchen, Utility and Bathrooms
- Council Tax Band D | EPC Rating B
- 90' Rear Garden
- 18' Dining Room
- Beautifully Presented Throughout
- NO ONWARD CHAIN - Available Approx. November 2026
- Tenure - Freehold

## Room Sizes

### Living Room

22'6" x 11'5" (6.87 x 3.50)

### Kitchen

15'7" x 9'6" (4.77 x 2.90)

### Dining Room

17'10" x 8'0" (5.46 x 2.45)

### Snug/Study

12'6" x 9'4" (3.82 x 2.86)

### Utility Room

7'11" x 7'2" (2.43 x 2.20)

### Bedroom One

15'9" x 9'6" (4.82 x 2.92)

### En Suite

7'0" x 6'5" (2.14 x 1.97)

### Bedroom Two

11'6" x 9'4" (3.52 x 2.85)

### Bedroom Three

10'11" x 9'3" (3.35 x 2.84)

### Bedroom Four

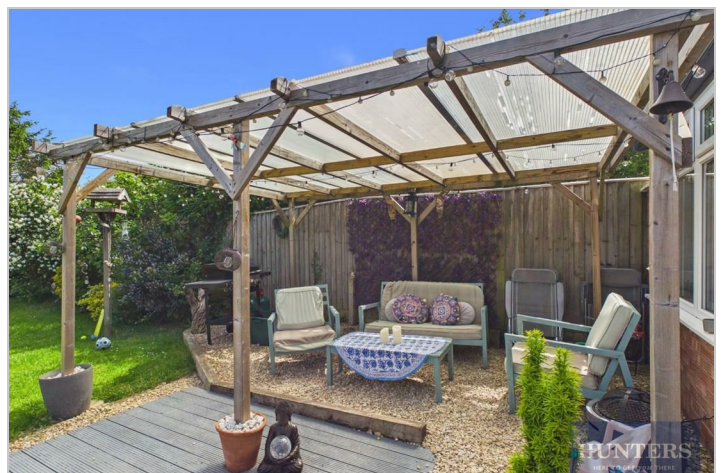
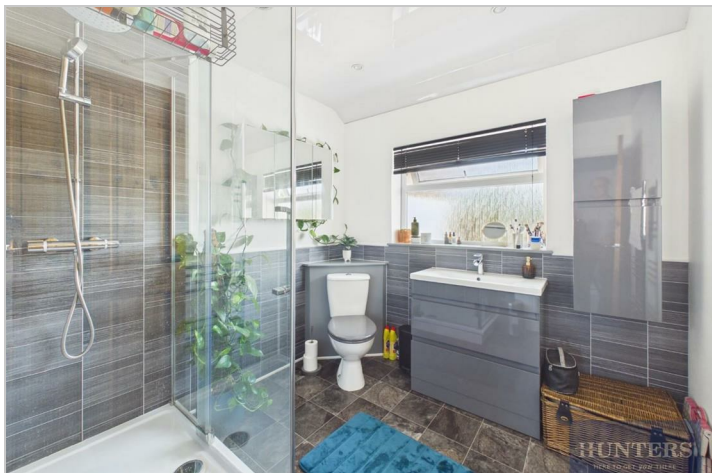
10'8" 9'6" (3.27 2.91)

### Bedroom Five

8'5" x 8'3" (2.57 x 2.53)

### Bathroom

8'0" x 7'11" (2.44 x 2.43)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area<sup>®</sup>  
149.7 m<sup>2</sup>  
1612 ft<sup>2</sup>

Balconies and terraces  
49 m<sup>2</sup>  
527 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.