

# HUNTERS®

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ESTATE & LETTING AGENTS

## Whittington Road

Benhall, GL51 6BS

Asking Price £510,000



Council Tax: D



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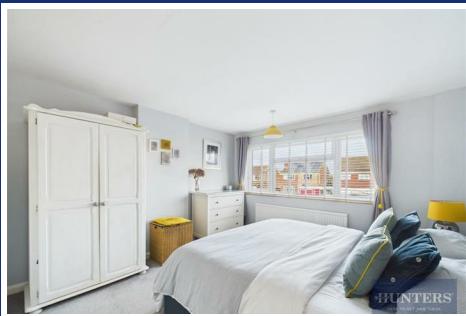


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# Whittington Road

Benhall, GL51 6BS

Asking Price £510,000



Hunters of Cheltenham are delighted to offer this outstanding THREE DOUBLE BEDROOM family home with an EXTENDED large kitchen breakfast room and SOUTH FACING GARDEN overlooking BENHALL PARK.

A perfect property for any family in search of the best. The house has been completely refurbished with top quality fittings throughout. The ground floor extension creates an impressive 'day space' with large centre island and quad bi-fold full width doors which makes the stunningly beautiful views across Benhall Park the visual backdrop of the room.

On the ground floor there are two reception rooms, the kitchen/Diner is L Shaped overlooking the rear. The property also benefits from a generous ground floor guest cloak room with wc and facilities.

The first floor of this fine home also excels with the rare asset of three double bedrooms, nobody has to accept a 'box room' in this house. The bathroom has also been fitted with a modern suite including separate bath and shower facilities.

Outside - The property sits behind its own fully block paved double width drive. At the rear, as previously mentioned, the breath-taking view beyond the professionally landscaped gardens is a highly desirable feature.

Whittington Road runs along the top of the very beautiful Benhall Park and Woods, named after the farm, that formerly stood there (at the site of the current Notgrove Close). The wooded area of the park sits behind this property, but the park area is very popular with walkers, dog walkers and in the summer, you will see several picnics in full swing. To the far end there is a children's play area and there is a pleasant stream running through the grounds.

This fine home comes highly recommended.

All viewings are by appointment only and will be accompanied by a knowledgeable member of Hunters Estate Agents.

- Three Double Bedroom Extended Family Home
- South Facing Rear Garden Overlooking Benhall Park
- Modern Bathroom With Separate Shower and Bath
- Landscaped Rear Garden
- Council Tax Band D | EPC Rating C
- Extended Kitchen Breakfast with Quad Bi-Fold Doors
- Modern Kitchen with Centre Island
- Ground Floor WC
- Close to Amenities Including Rail Station, M5 and GCHQ
- Tenure - Freehold

### Living Room

10'10" x 11'11" (3.32 x 3.65)

### Dining Room

11'1" x 11'0" (3.39 x 3.36)

### Kitchen / Breakfast Area

22'5" x 9'3" (6.84 x 2.84)

### Kitchen Area

12'0" x 7'6" (3.67 x 2.29)

### WC

7'9" x 6'0" (2.37 x 1.83)

### Bedroom One

11'10" x 13'0" (3.63 x 3.98)

### Bedroom Two

11'9" x 10'5" (3.60 x 3.19)

### Bedroom Three

11'5" x 9'8" (3.50 x 2.96)

### Bathroom

8'7" x 7'7" (2.63 x 2.32)

### Garage

7'8" x 8'10" (2.34 x 2.70)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## 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.

## Material Information



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	78
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.