



Hedgerow Close, Bishops Cleeve, GL52 8HX

CR
Guide Price £625,000



Hedgerow Close

Bishops Cleeve, GL52 8HX

Impressive 5-bed detached home in sought-after Bishops Cleeve area. Spacious layout, open-plan kitchen/dining/family room, double garage, EV charger, and still within the NHBC warranty period.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Home
- Five Bedrooms
- Double Garage
- Desirable Location
- Large Laid To Lawn Garden
- Private Driveway Parking & EV Charger



Cook Residential is delighted to present this impressive five-bedroom detached home, situated in a quiet cul-de-sac in the sought-after Bishops Cleeve area. Boasting a spacious and versatile layout, this beautifully designed home features a stunning open-plan kitchen/dining/family room, a double garage with driveway parking, and an EV charger. With approximately four years remaining on the NHBC warranty and an estate charge of approximately £240 per year, this property is ideal for modern family living.

Entrance Hallway: The welcoming entrance hallway provides access to the principal ground-floor rooms and the staircase leading to the upper floors.

Sitting Room: Positioned at the front of the property, the sitting room is an inviting space with generous proportions, offering the perfect retreat for relaxation.

Kitchen/Dining/Family Room: The heart of the home is the light and bright open-plan kitchen, beautifully appointed with elegant white wood cabinetry, tiled flooring, and integrated appliances, including a double oven, dishwasher, and built-in fridge freezer. The tiled flooring flows seamlessly into the dining area and an additional lounge space, where bi-fold doors open out onto the rear garden, creating a wonderful indoor-outdoor living experience.

Utility Room & Cloakroom: A separate utility room provides additional storage and space for laundry appliances, while the ground-floor cloakroom offers convenience with a WC and washbasin.

First Floor: The first floor comprises three well-proportioned bedrooms.

Bedroom One is a spacious principal suite, has bespoke in-built "his and hers" storage with rails, drawers and shelving, complete with an en-suite shower room.

Bedroom Two is a generously sized double room with rear aspect views.

Bedroom Three is another well-proportioned double room, enjoying a front aspect outlook.

A stylish family bathroom serves bedrooms two and three and has bespoke in-built "his and hers" storage with rails, drawers and shelving..

Second Floor: The top floor offers two further bedrooms.

Bedroom Four is a spacious double, benefiting from front aspect views and a skylight.

Bedroom Five is also a double but has been used as a home office, making it ideal for remote working.

A second shower room completes the accommodation.

Exterior: The large secure private rear garden is perfect for entertaining and relaxation, offering a blend of lawn and patio space.

Parking: The property benefits from a double garage and driveway parking for multiple vehicles, complete with an EV charger.

Tenure: Freehold

Council Tax Band: F

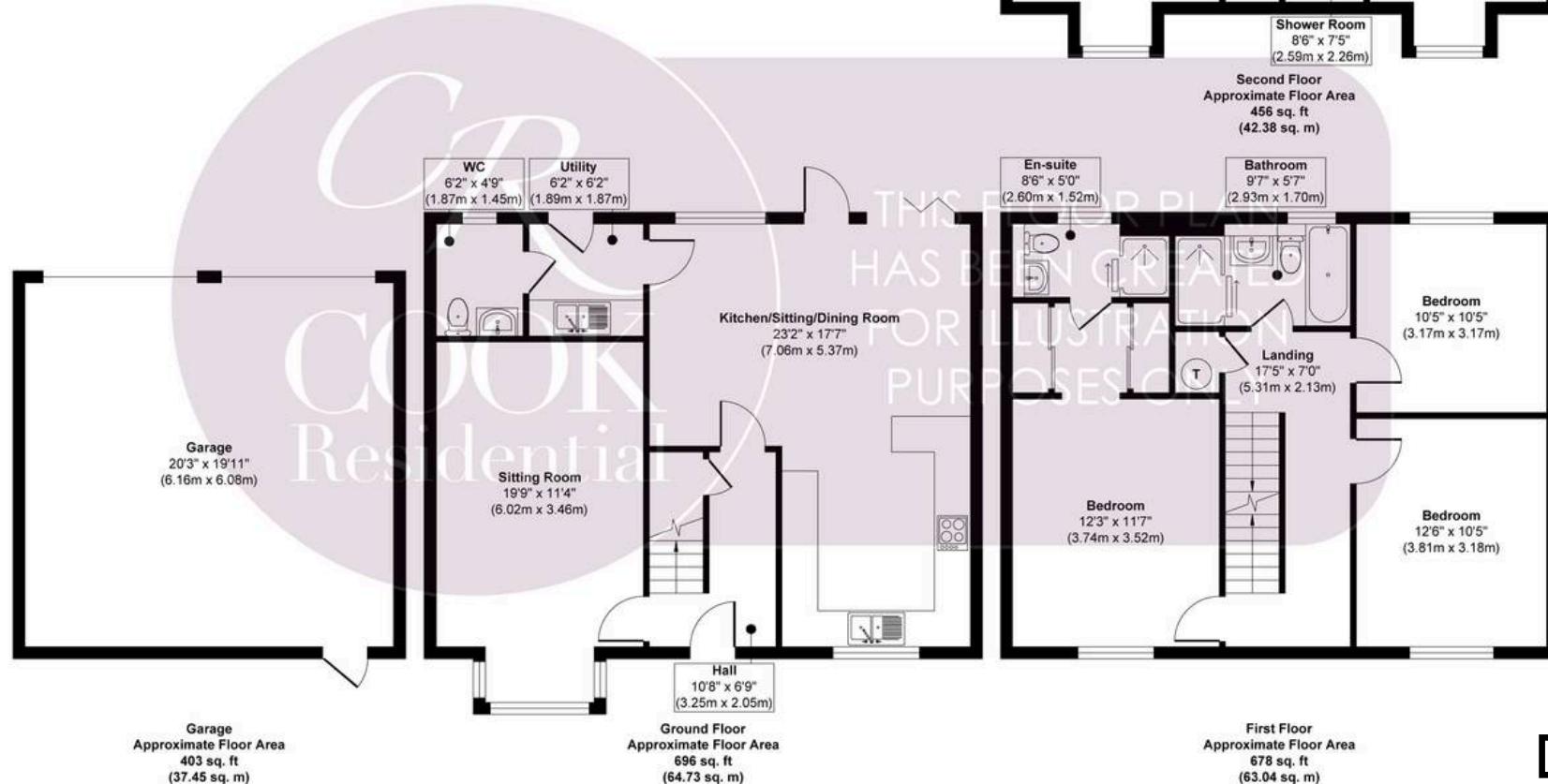
Estate Charge: Approx. £240 per year

NHBC Warranty: Approx. 5 years remaining

Viewings are strictly by appointment only. Please contact Cook Residential to arrange a viewing.

Location: Bishops Cleeve is a popular area offering easy access to local amenities, schools, and transport links. The town of Cheltenham, with its beautiful Regency Spa architecture, festivals, and variety of local and high street shops, eateries, bars, and art galleries, is just a short drive away.

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



Approx. Gross Internal Floor Area 2233 sq. ft / 207.60 sq. m (Including Garage)

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.