



The Nook, Ash Lane, Down Hatherley, Gloucester, Gloucestershire, GL2 9PS

£850,000

COMPLETED AND READY TO MOVE IN

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**Farr & Farr** Sales Lettings 

**The Nook, Ash Lane, Down  
Hatherley, Gloucester,  
Gloucestershire, GL2 9PS**

**£850,000**

COMPLETED AND READY TO MOVE IN

THE NOOK IS ONE OF TWO ARCHITECT DESIGNED DETACHED PROPERTIES BUILT TO THE VERY HIGHEST AND MOST EFFICIENT STANDARDS BY A WELL-KNOWN AND LONG ESTABLISHED BUILDER.

Internally the accommodation comprises four bedrooms of which there is a superb master with large ensuite and Juliet balcony overlooking the garden a second bedroom with an ensuite and two further bedrooms. To the ground floor, a large formal sitting room, study, utility room and cloakroom as well as a very good sized open plan kitchen dining/family room with bifold doors that are adjoin and overlook the gardens.

The property has been built to highly efficient standards involving a air source heat pump and solar panels enabling underfloor heating throughout the ground floor and radiators the first. Additionally it is double glazed throughout and to the exterior a large garage, ample brick pavia parking and very private gardens to the rear.

Ash Lane is a private and quiet road of predominantly individual detached family homes situated just off

Down Hatherley Lane on the Tewkesbury Road approximately 4 miles to the North of Gloucester city centre. Cheltenham city centre and the M5 motorway are both within a very easy reach.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

Oak composite front door set into porch and opening to:-

**ENTRANCE HALL**

Of a very good size with staircase to landing. Underfloor heating. Oak Staircase with Oak handrails balustrade and treads

**CLOAKROOM**

Wall mounted WC. Wash hand basin. Part tiled walls. Underfloor heating.

**SITTING ROOM** 23' 1" x 13' 8" (7.03m x 4.16m)

Large window to the front. Wall mounted TV point and UPVC double glazed sliding patio doors to terrace. Underfloor heating.

**STUDY** 10' 0" x 8' 3" (3.05m x 2.51m)

Underfloor heating. High speed fibre internet connection.

**KITCHEN/DINING/FAMILY ROOM** 20' 0" x 27' 2" (6.09m x 8.27m)

Very comprehensively fitted with a range of kitchen units including built-in oven. Large island unit with integral hob ventilated through floor. Built-in fridge and freezer. Built-in dishwasher. Underfloor heating. Two sets of bifold doors to the rear and side. Window to the side.

**UTILITY** 10' 0" x 9' 10" (3.05m x 2.99m)

Plumbing for washing machine. Built-in units with worktops. Wall cupboards. Door to garage.

**FIRST FLOOR  
LANDING**

Access to loft.

**MASTER BEDROOM** 20' 0" x 22' 1" (6.09m x 6.73m)

Two Vellux windows. Juliet balcony with double glazed double French doors. Radiator. Internet ready T.V point.

**ENSUITE SHOWER ROOM**

Large designer bath with freestanding floor mounted tap. Double vanity unit with counter top basins. Wall mounted WC. Large shower. Wall mounted heated towel rail.

**BEDROOM 2** 16' 0" x 9' 11" (4.87m x 3.02m)

Large wardrobe space. Radiator.

**ENSUITE**

Large shower enclosure. Wall mounted WC and Vanity unit. Heated towel rail.

**BEDROOM 3** 12' 0" x 11' 9" (3.65m x 3.58m)

Radiator. Wardrobe cupboard. Internet ready T.V point.

**BEDROOM 4** 11' 5" x 8' 2" (3.48m x 2.49m)

Radiator. Internet ready T.V point.

**FAMILY BATHROOM**

Curved panelled bath with mixer shower over. Wall mounted wash hand basin. Heated towel radiator. Wall mounted W.C.

**EXTERIOR**

Front gardens laid predominantly to brick driveway with parking and turning areas. Lawns with shrub bed borders and hedging as well as fencing.

Side access to:-

Rear gardens of a very good size and laid to lawn with terracing and hedge. Fence borders giving a good deal of privacy.

**GARAGE**

Electric up and over. Folding door. Window and door to the rear. Power and light. Ground source heat pump controls and solar panel controls.

COUNCIL TAX: TBC





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