



Long Mynd Avenue, Up Hatherley, GL51 3QS

In Excess of £425,000



Long Mynd Avenue, Up Hatherley

Cheltenham, GL51 3QS

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautifully Presented Two-Bedroom Detached Bungalow
- Stylish Open-Plan Sitting And Dining Room
- Contemporary Fitted Kitchen With Integrated Appliances
- Two Well-Proportioned Bedrooms With Built-In Storage
- Landscaped Private Rear Garden With Decked Entertaining Area
- Covered Parking With Additional Gravelled Parking Area, Garage and EV Charger





Beautifully presented throughout, this impressive two-bedroom detached bungalow is situated within the popular residential area of Up Hatherley and offers stylish, thoughtfully updated accommodation arranged entirely across one level. Finished with considerable attention to detail, the property combines a generous sitting/dining room, contemporary fitted kitchen, two well-proportioned bedrooms and a striking bathroom with an attractive landscaped rear garden and excellent off-road parking. Further features include underfloor heating, Mandarin Stone finishes, solid oak flooring throughout, an EV charging point, Ring doorbell and electric garage door.

Entrance Hall: The entrance hall provides a welcoming introduction to the property and access to the principal accommodation, with the quality and contemporary finish of the home immediately apparent.

Sitting / Dining Room: A superb and generously proportioned reception room providing clearly defined areas for both relaxing and dining. Windows to multiple aspects allow plenty of natural light into the space, while attractive herringbone solid oak flooring and decorative wall panelling add character and interest. A feature fireplace creates an attractive focal point within the sitting area, while the generous proportions provide excellent flexibility for a variety of furniture arrangements.

Kitchen: Beautifully appointed with a contemporary range of dark Shaker-style cabinetry complemented by contrasting work surfaces, matching splashbacks and brass-effect handles. The kitchen incorporates a hob with extractor above, integrated oven and further integrated appliances, together with excellent cupboard and worktop space. Mandarin Stone flooring with underfloor heating and recessed ceiling lighting complete the high-quality finish, while a door leads through to the adjoining lean-to.

Lean-To: Positioned alongside the kitchen, the lean-to provides useful additional space with direct access to the outside. Ideal for everyday storage, outdoor footwear and household items, it creates a practical transition between the main accommodation and garden.

Bedroom One: A beautifully presented and generously proportioned principal double bedroom enjoying excellent natural light from the wide window. The room benefits from an extensive range of built-in wardrobes providing valuable storage, while the striking feature wall and carefully considered décor create an attractive and contemporary finish.

Bedroom Two: A well-proportioned second bedroom benefiting from a large window providing plenty of natural light and a pleasant outlook. An extensive range of fitted wardrobes provides excellent storage, while the decorative feature wall continues the stylish presentation found throughout the home.

Bathroom: A particularly striking bathroom combining contemporary fittings with a bold and carefully considered finish. Rich teal metro-style tiling creates a distinctive backdrop, while the suite comprises a panelled bath, separate walk-in shower with black-framed screen, WC and contemporary vanity unit with wash basin. Mandarin Stone flooring, underfloor heating, a heated towel rail and contrasting fittings complete the room.

Rear Garden: The beautifully presented rear garden offers an attractive and private setting, thoughtfully landscaped to provide an excellent balance of lawn, mature planting and outdoor entertaining space. A generous timber deck provides ample room for outdoor dining and seating, while established trees, shrubs and planted borders create a wonderfully leafy backdrop and a good degree of seclusion. The garden is enclosed by fencing and provides a superb extension of the living accommodation during the warmer months.

Parking: The property benefits from excellent off-road parking together with covered parking and a garage featuring an electric garage door. An EV charging point provides an additional practical feature for electric vehicle owners.

Additional Details:

Tenure: Freehold

Council Tax Band: D

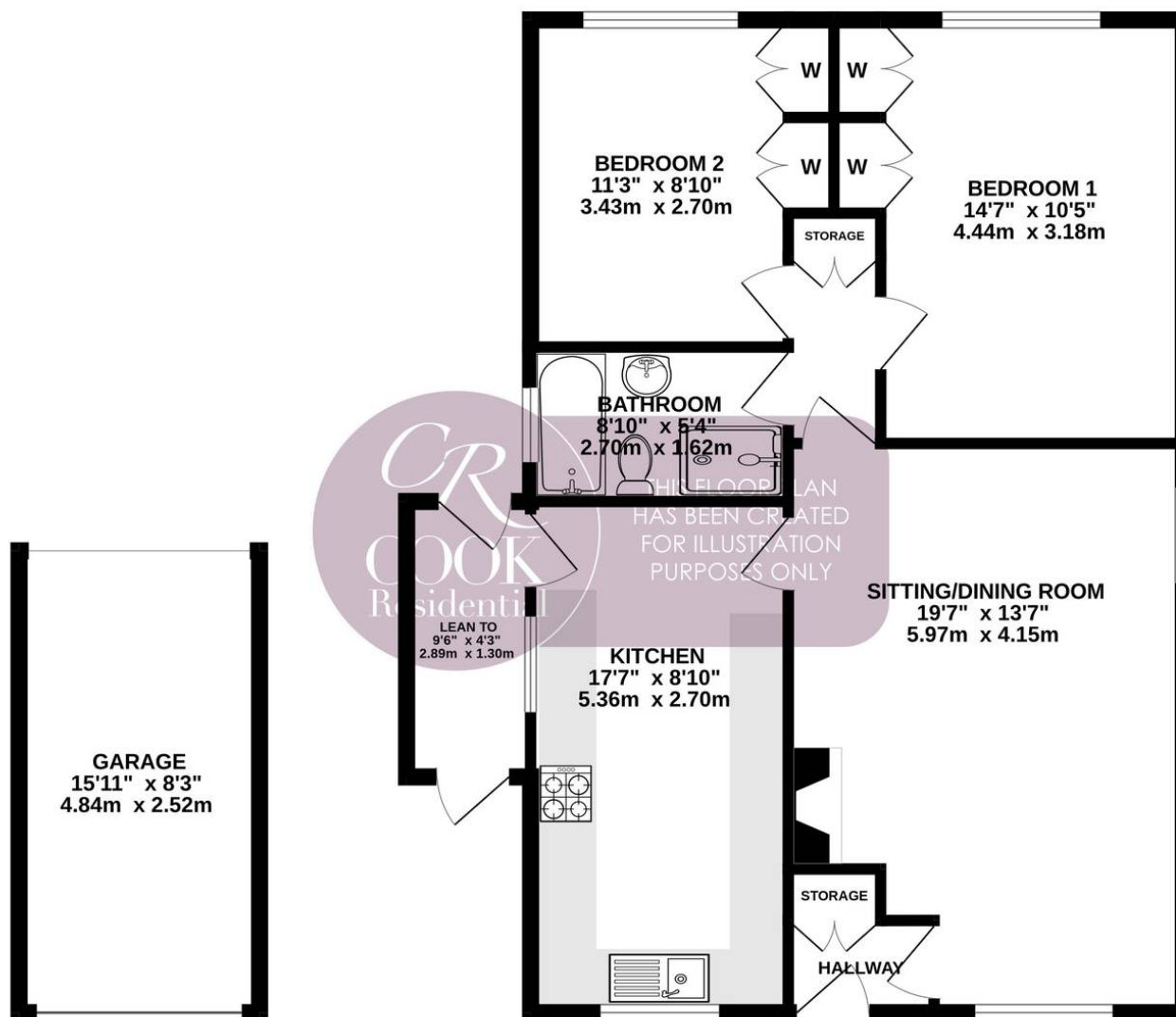
Location: Long Mynd Avenue is situated within the popular and established residential area of Up Hatherley, offering convenient access to a range of local shops, supermarkets, schools and everyday amenities. The property is well positioned for access to Cheltenham town centre, while excellent road connections provide straightforward routes towards Gloucester, the M5 and surrounding areas. Nearby green spaces and recreational facilities further enhance the appeal of the location, making this an excellent setting for those seeking convenient single-storey living within a well-connected part of Cheltenham.

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GROUND FLOOR

998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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