

HILLVIEW,
57 WARDEN HILL ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL51 3EE





One of a pair of semi-detached properties built in 2019 by Le Grand Developments, Hillview is an imposing modern home providing versatile accommodation arranged over three floors and approaching 2,000sq.ft.

The property benefits from an impressive EPC rating and underfloor heating throughout the ground floor.

The spacious reception hall has valuable under-stair storage, a practical utility room with an adjoining cloakroom, comfortable sitting room with feature fireplace and at the rear is an impressive 26' open-plan kitchen/dining/family room, the principal living space of the property, with bi-fold doors opening into the garden.

The contemporary kitchen has a generous range of storage cupboards, built in appliances and timber work surfaces. A large, glazed roof lantern with remote-controlled solar blinds and the bi-fold doors flood the room with natural light creating a wonderful flow between the living space and the outside.

The first floor comprises three bedrooms, including a guest bedroom suite, and two contemporary bath/shower rooms. The second floor hosts a principal bedroom, fitted furniture, air conditioning and a contemporary shower room.

Externally the generous westerly facing garden is both attractive and low maintenance offering an excellent space for families, pets and entertaining.

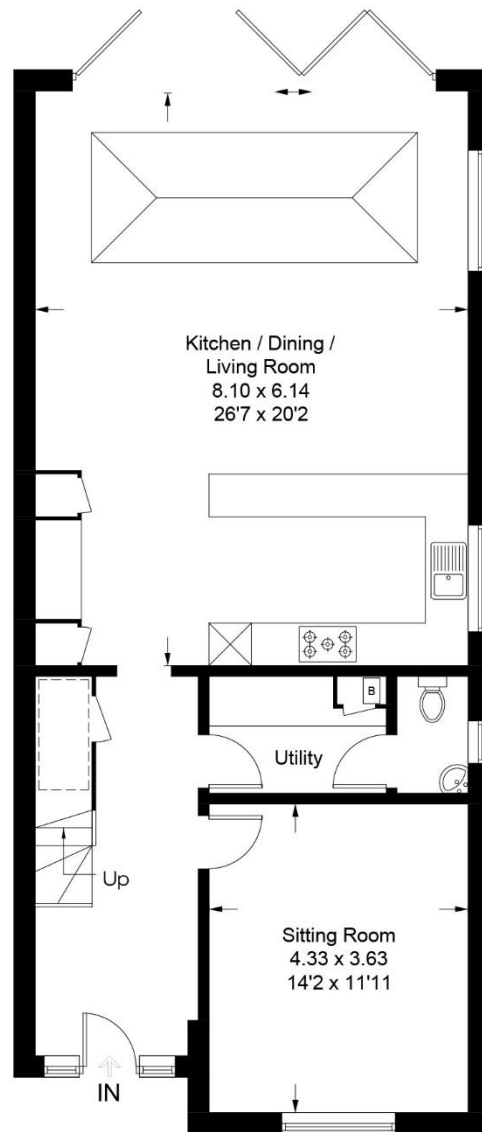
A recently constructed luxury garden studio/home office offers a further dimension to the property. It is fully insulated, has electricity, hard-wired internet and air-conditioning, providing a valuable additional room, while the front of the property offers off-road parking for three vehicles and an EV charging point.

The property is particularly well placed for access to local primary and secondary schools and is an approximate ten minute drive of Montpellier and the Promenade offering a varied number of independent shops, restaurants, cafés and bars. The location is also favourable for access to the M5 motorway at Junction 11 and Cheltenham Spa Railway Station, both are within 2 miles of the property.

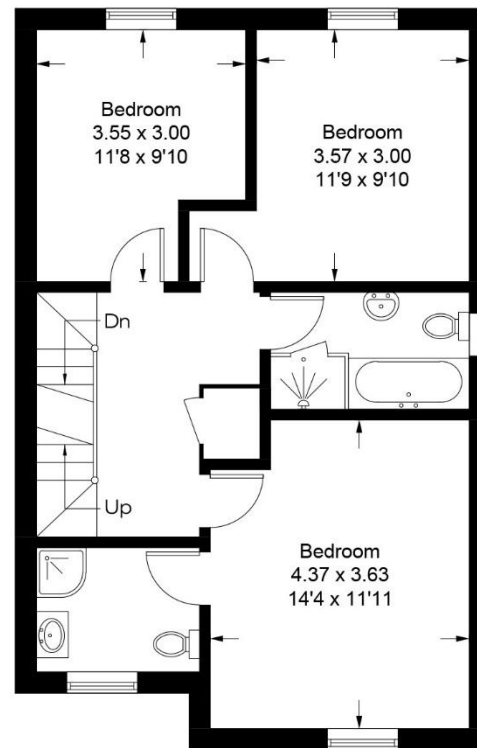




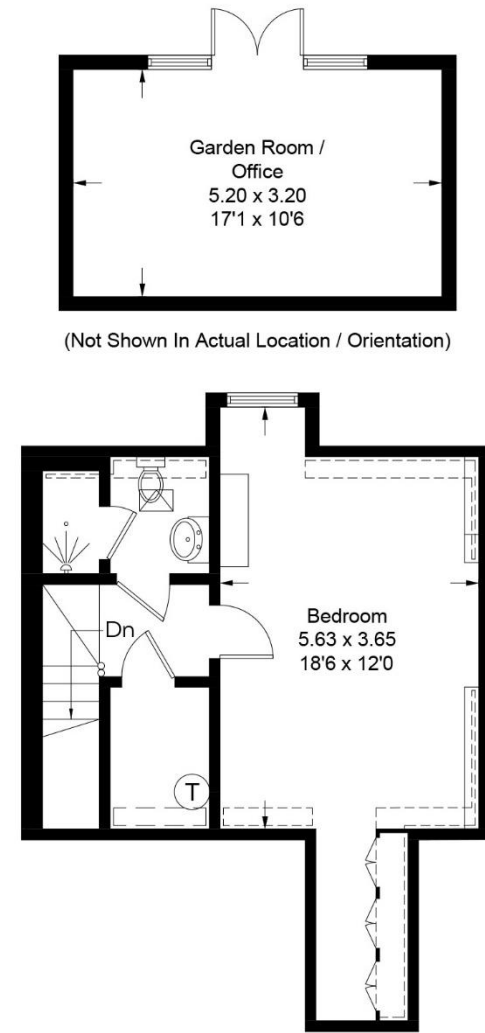
Approximate Gross Internal Area = 181.2 sq m / 1950 sq ft
 Garden Room / Office = 16.6 sq m / 179 sq ft
 Total = 197.8 sq m / 2129 sq ft



Ground Floor

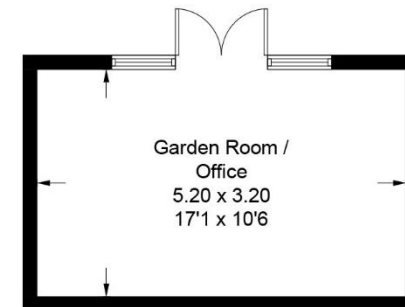


First Floor



Second Floor

 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1342040)



GENERAL INFORMATION

Mains water, gas and electricity and drainage are connected to the property.

NEW HOME WARRANTY

3 years remain on an LABC warranty.

EPC

Current - 86 (B).

Potential – 93 (A).

COUNCIL TAX

Cheltenham Borough Council – 01242 262626.

Band (E) - £2,928.29pa. (2026/2027).

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

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