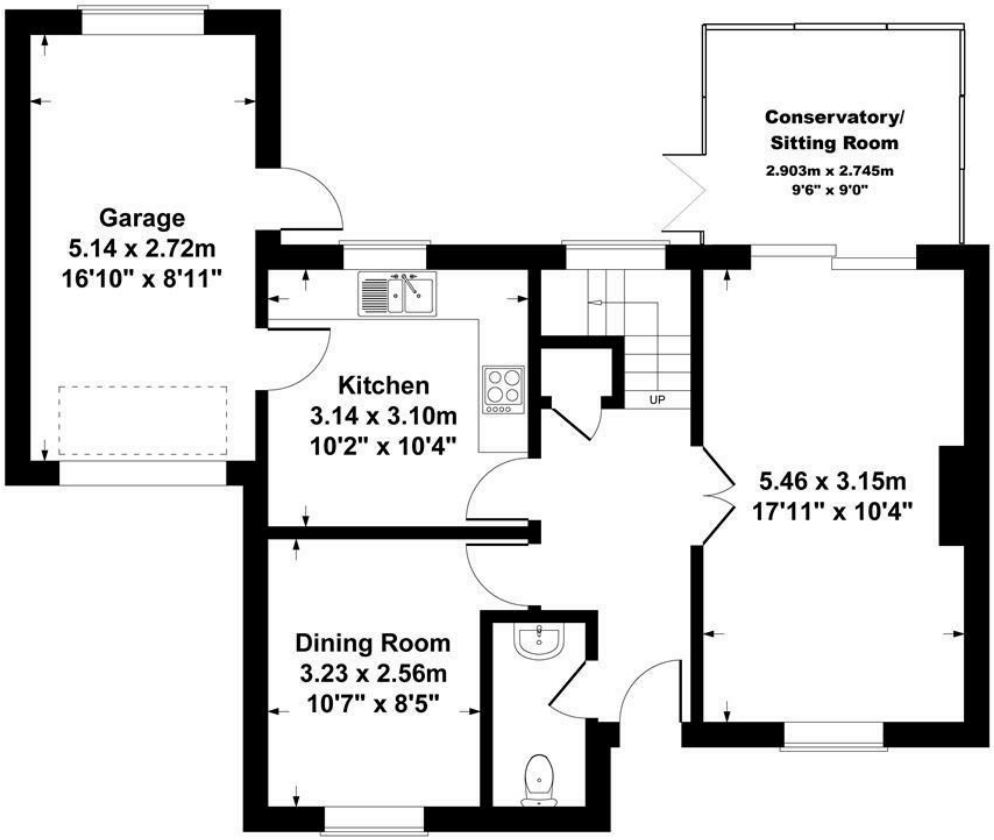


FOXWOOD CHARGROVE LANE, UP HATHERLEY, CHELTENHAM, GL51 3LP

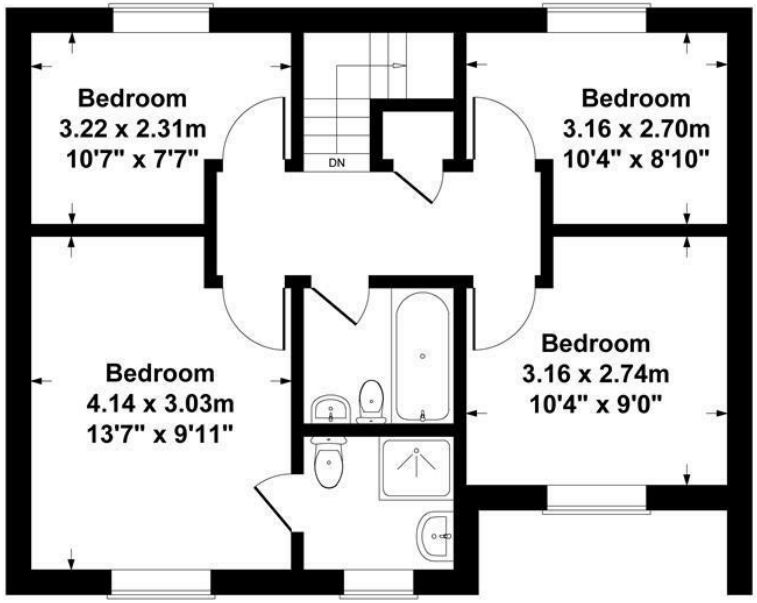
OFFERS IN EXCESS OF £499,500

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND E

Approximate Gross Internal Area
Main House - 108sq. metres (1172sq. feet)
Garage - 14 sq. metres (151 sq. feet)
Total - 122 sq. metres (1323sq. feet)



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent,the illustrator or Connor and Company









Delightful detached house located in the ever-popular Up Hatherley area, offering a charming cottage style look and feel. Foxwood has been extremely well cared for and loved, providing nicely presented accommodation throughout.

The ground floor comprises an entrance hall with a useful understairs cupboard, cloakroom (WC), double doors leading into the living room, and beyond this a conservatory/sitting room. There is also a separate dining room and a kitchen/breakfast room, which includes a door into the attached garage (ideal for renovation perhaps)

On the first floor there are four bedrooms, with the main bedroom benefiting from an en suite shower room, along with a modern family bathroom.

The rear garden is well established and fairly private, featuring a patio area, lawn, and a variety of mature shrubs and bushes. To the front, a hedge provides privacy alongside an ornamental tree, small lawn area, and a driveway offering off road parking and leading to the garage. The garage has an up and over door, power and light, houses the Worcester boiler, and provides internal access to both the kitchen and the garden. There is also pedestrian side access.












































HN16 SUD