

# HUNTERS<sup>®</sup>

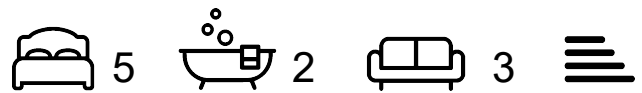
HERE TO GET *you* THERE



## Cold Pool Lane

Hatherley, Cheltenham, GL51 6JA

Asking Price £599,950



Council Tax: E



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## Description

Welcome to the Gables, a charming, fully extended traditional five-bedroom, two reception room detached family home set within the heart of the ever-popular Hatherley area of Cheltenham. Close to the local church and village hall, this fine property is central to everything Hatherley has to offer.

Set back from the road behind its own fore-garden, the property occupies a generous plot with a beautifully landscaped rear garden, which enjoys a high degree of privacy. The Sweeping block-paved driveway leads to a detached garage and the rear garden.

A lovely family property with genuine 'multi-generational' living potential, with three double bedrooms and a bathroom on the ground floor and two double bedrooms and a second bathroom on the first floor. Further accommodation includes two large reception rooms and a kitchen on the ground floor. A 17'+ Conservatory sits to the rear of the property allowing the owners to enjoy the exceptional rear garden in all weathers. There is further roof void space on the first floor just off the largest bedroom which would be ideal for creating an en-suite (subject to obtaining the relevant permissions).

Hatherley is a quiet but thriving suburb sitting just west of central Cheltenham. A consistently popular location for families being central to a variety of highly performing schools at primary, senior and private levels. Commuters love Hatherley due to its close proximity to the M5 Junction 11, the new transport hub and an easy one road access to Cheltenham's Lansdown/promenade area.

### Summary

This outstanding property really does 'have it all'. The layout is exceptionally adaptable and can be configured to suit the largest of families in comfort. A property with this level of versatility, set in such a generous plot in the heart of Hatherley is a rarity and doesn't come along too often. We strongly recommend any interested party to arrange a viewing as soon as possible to avoid disappointment.

This property has no onward chain

- Five Bedroom Detached Family Home
- Two Reception Rooms
- Large Landscaped Private Rear Garden
- Close To Local Amenities
- Council Tax Band E | Energy Rating (EPC) tbc
- Two Bathrooms, One On Each Floor
- Garage and Off Road Parking
- No Onward Chain
- Recently Re-Carpeted Through
- Tenure - Freehold

#### Living Room

13'9" x 13'9" (4.21 x 4.20)

#### Kitchen

9'10" x 8'7" (3.00 x 2.62)

#### Dining Room

10'11" x 13'10" (3.33 x 4.22)

#### Bathroom (Ground Floor)

9'9" x 7'1" (2.98 x 2.16)

#### Conservatory

17'9" x 10'7" (5.42 x 3.23)

#### Bedroom One

9'10" x 13'0" (3.01 x 3.97)

#### Bedroom Two

9'10" x 13'0" (3.01 x 3.98)

#### Bedroom Three

9'8" x 9'9" (2.97 x 2.99)

#### Bathroom (Floor One)

5'6" x 7'9" (1.70 x 2.37)

#### Bedroom Four

12'4" x 13'11" (3.77 x 4.26)

#### Bedroom Five

16'5" x 9'11" (5.02 x 3.04)

#### Loft Space

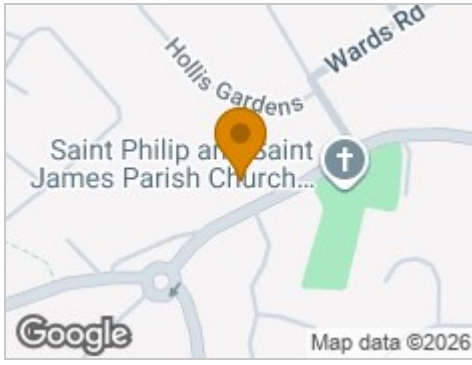
25'0" x 11'2" (7.63 x 3.42)

#### Garage

10'0" x 19'10" (3.05 x 6.06)



## Road Map



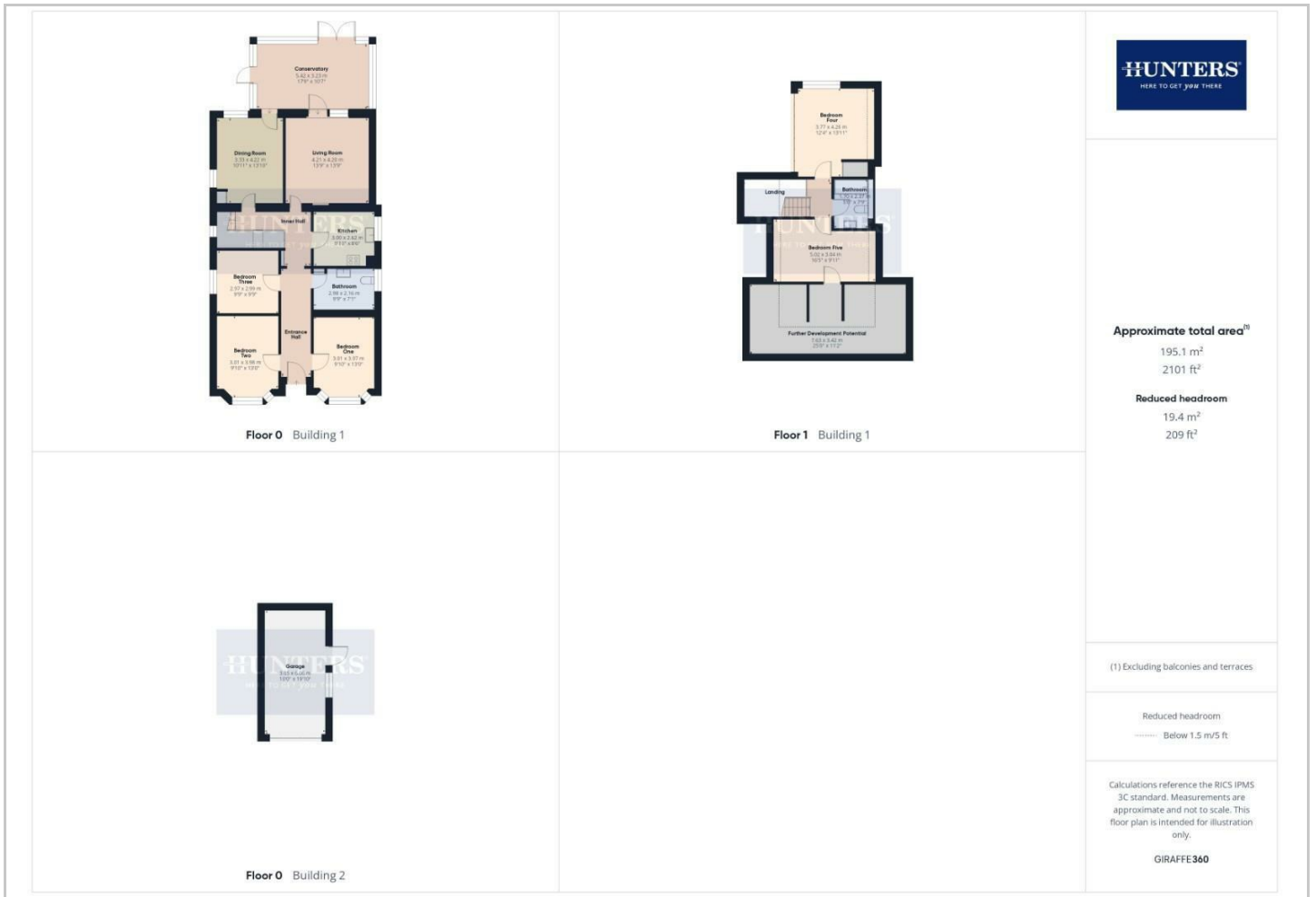
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.