



Yew Tree Cottage Down Hatherley Lane

Down Hatherley, Gloucester, GL2 9QB

Offers in excess of £685,000



The spacious and beautifully presented accommodation begins with a welcoming reception hall, leading to a delightful living room with feature fireplace and picturesque views across the garden. The dining room, with its impressive vaulted ceiling, creates a striking entertaining space, while the kitchen/breakfast room features a characterful wood burner, perfect for cosy evenings. A separate utility room and downstairs cloakroom add further practicality.

Upstairs, the property offers four well-proportioned bedrooms and two bath/shower rooms, including a generous principal bedroom with en suite. The outdoor space is a true highlight, particularly for keen gardeners. The south-facing landscaped garden, designed by a specialist garden design firm, features a beautifully maintained lawn, patio areas surrounded by a wide array of shrubs and flowers, and a charming pond with seating area. Exterior lighting creates wonderful ambience after dusk, while an integrated irrigation system keeps the borders in pristine condition.



Entrance Hallway

Accessed via the front door, with UPVC double glazed windows to both the front and side, radiator, tiled flooring, and opening into:

Lounge

Two double glazed windows to the front, radiator, television point, power points, and a fully fuelled log burner. Double doors leading to:

Dining Room

Double glazed bay window to front & window to rear, two sky lights, radiator, power points.

Open Plan Kitchen/Diner

UPVC double glazed windows to the rear and a wooden window to the side. Fitted with eye and base level units with wooden worktops, sink/drain, electric double oven with separate induction hob, and built-in dishwasher and fridge. Additional features include partly tiled walls, recessed downlights, a feature open fireplace, radiator, power points, and a door leading to:

Utility Room

Double glazed windows and door to the side, base level units with roll-edge worktops, sink/drain, plumbing and space for appliances, wall-mounted combination boiler, radiator, tiled flooring, and recessed downlights. Door leading to:

Cloakroom

Upvc double glazed window to front, low level wc & pedestal wash hand basin, radiator, towel rail, tiled flooring.

First Floor Landing

Upvc double glazed window to front, access to loft via hatch, doors leading to all rooms.

Bedroom 1

Two Upvc double glazed windows to front & Upvc double glazed window to side, radiator, power points, built in wardrobes. Door to:

En-Suite

Velux window, shower cubicle, low level wc & vanity wash hand basin, tiled walls, recessed down lights, radiator.

Bedroom 2

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 3

Two velux windows, radiator, power points. storage cupboard.

Bedroom 4

Velux window, radiator, power points, storage cupboard.

Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & vanity wash hand basin, recessed down lights, partly tiled walls.

Outside

The gardens are beautifully maintained, partly paved and mainly laid to lawn, featuring a pond and a selection of flower and shrub borders. There is private gated access to the front, ample parking, and access to a double garage.

Double Garage

Electric up & over door. Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band E

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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