



41 HATHERLEY ROAD, CHELTENHAM, GLOUCESTERSHIRE GL51 6EB

**AN EXCEPTIONAL CONTEMPORARY 4  
BEDROOM HOME IN PRIME CHELTENHAM  
LOCATION REFURBISHED, EXTENDED AND  
REDESIGNED TO A VERY HIGH  
SPECIFICATION.**

**LOCATION:**

**what3words://empire.lodge.year**

- Detached house
- Four bedrooms
- Remodelled and extended
- Large open plan ground floor
- Two further reception rooms
- Master bedroom with dressing room and en suite
- Family bathroom
- Plenty of parking
- Large social kitchen
- Enclosed garden backing on to woodland

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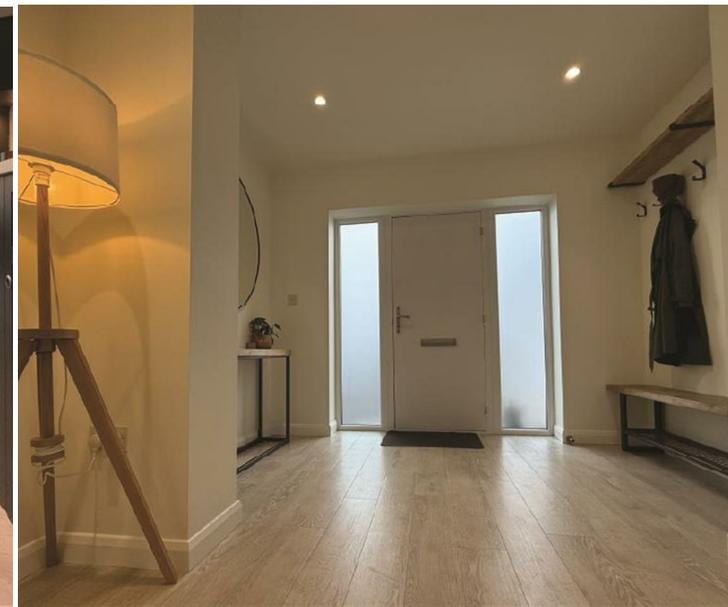
SALES & LETTINGS

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This beautifully presented house occupies an enviable position within walking distance of central Cheltenham, offering convenient access to outstanding schools and a wide array of local amenities.

#### ACCOMMODATION

The property opens into an impressive entrance hall, leading to a predominantly open-plan layout designed for modern living. The heart of the home is an elegant L-shaped principal living space of 875 sq ft, seamlessly incorporating a sophisticated sitting area and dining area. A striking roof lantern floods the space with natural light, complemented by a double-aspect outlook. The fully integrated kitchen with an array of fitted units and island enjoys views across the landscaped garden and woodlands of Dean Close. At the front additional reception spaces include a versatile playroom and a second sitting room, alongside a practical utility. There is also a cloakroom.

#### FIRST FLOOR

A bright landing with a large picture window provides access to the bedroom accommodation. The principal bedroom benefits from a dressing room and an en suite shower room. The remaining bedrooms are generously proportioned, two featuring built-in wardrobes and are served by a contemporary family bathroom.

#### OUTSIDE

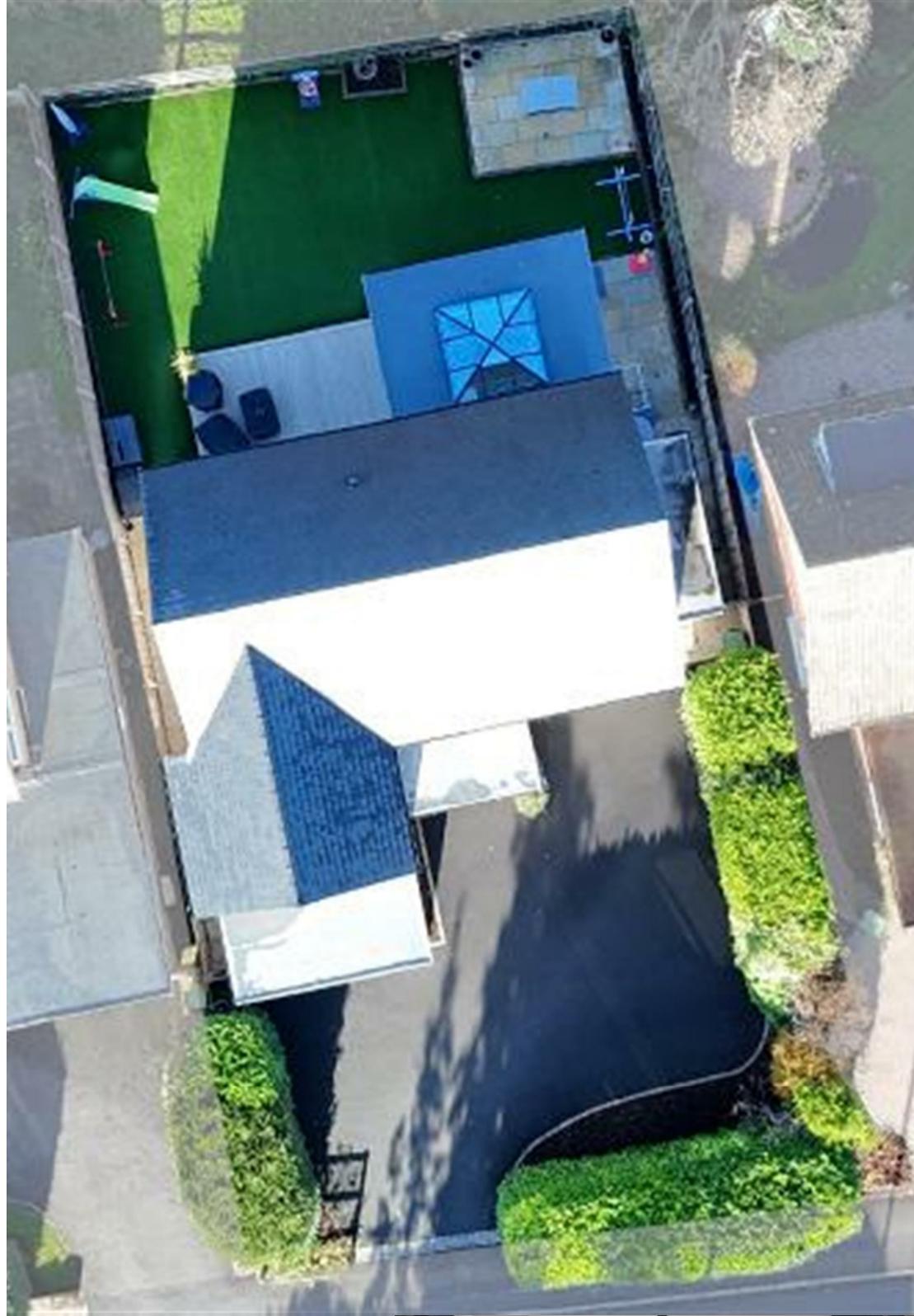
Set back and elevated from the main road, the property is screened by mature laurel hedging, ensuring privacy. The driveway provides ample parking for several vehicles and leads to a useful garage storage with electric roller door. The west-facing rear garden enjoys a sunny aspect and is enclosed by post-and-rail fencing. A decked terrace and additional paved area offer ideal spaces for outdoor dining and relaxation. A gated side access connects to the front, and the garden backs onto woodland at Dean Close.

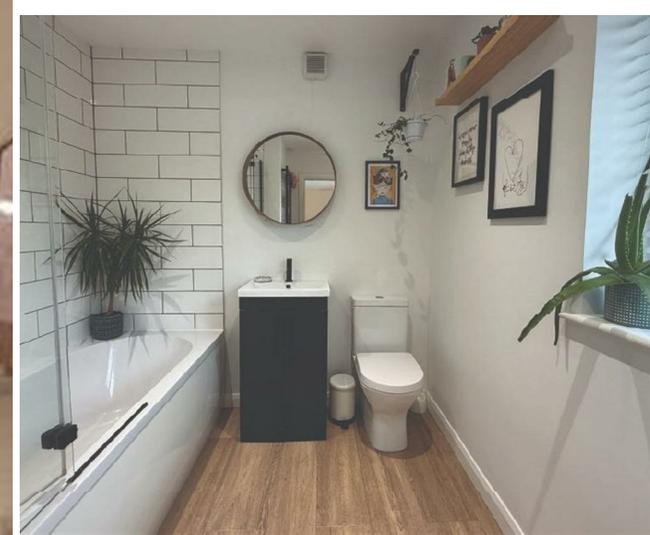
#### LOCATION

Situated at the upper end of Hatherley Road, close to Hatherley Court Road and the Lansdown district, this property is perfectly positioned for easy access to Cheltenham town centre. It is ideally located for both Dean Close School and Bournside School, making it an excellent choice for families.

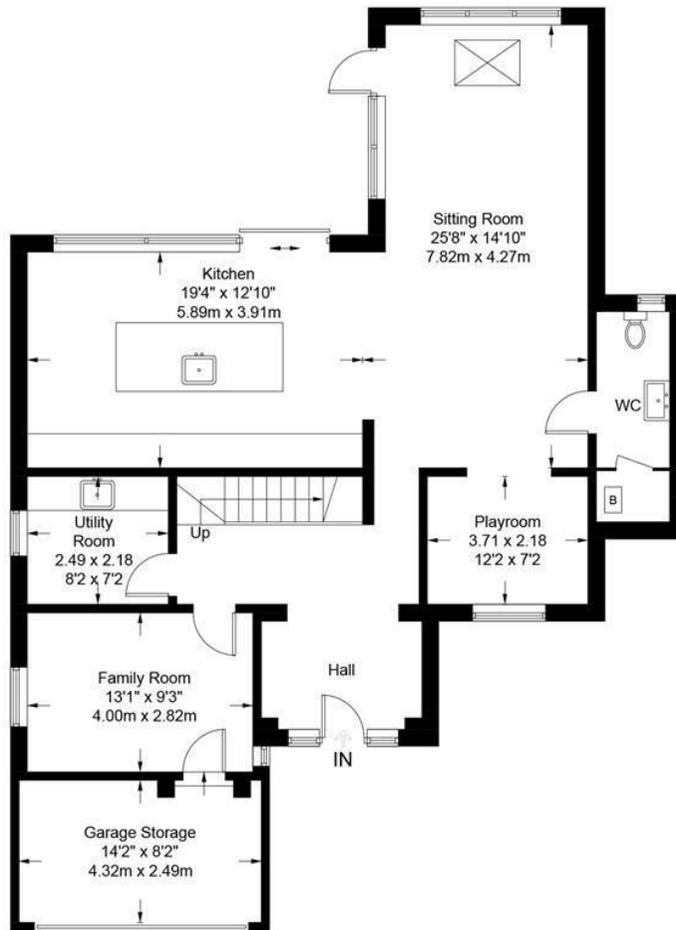
#### AGENTS NOTE

The property has been wired with ceiling speakers which can be connected to a Sonos system.

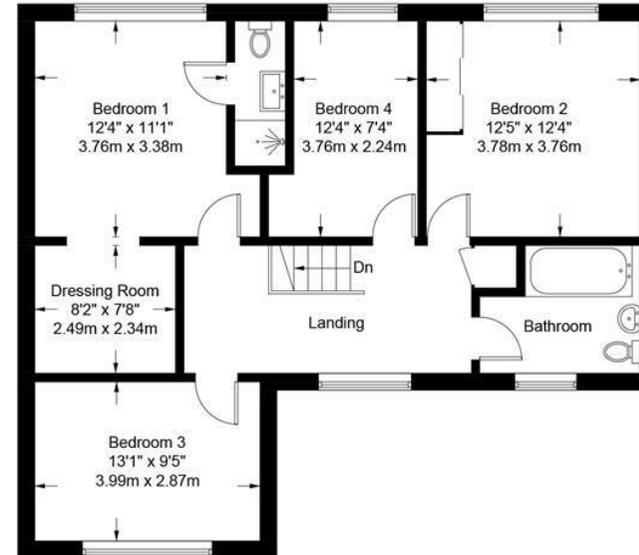








**GROUND FLOOR**



**FIRST FLOOR**

Approximate Gross Internal Area = 2046 sq ft / 190.1 sq m  
(Including Storage / Garage)

Illustration for identification purposes only, measurements are approximate and are not to scale.  
Please check all details before making any decisions reliant upon them.  
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**Council:** Cheltenham  
**Council Tax band:** F  
**Area:** 2046.00 sq ft

**Tenure:** Freehold  
**Title Number:** 19582832  
**EPC:** D

**Services:** All main services are connected

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. PRN: 19582832



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