



kw



4 Manor End

Up Hatherley, Cheltenham

Guide Price: £695,000

An immaculate detached home with an open green outlook, in the heart of Up Hatherley



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KELLERWILLIAMS®

Introducing

Manor End



A spacious family home, overlooking a quiet green

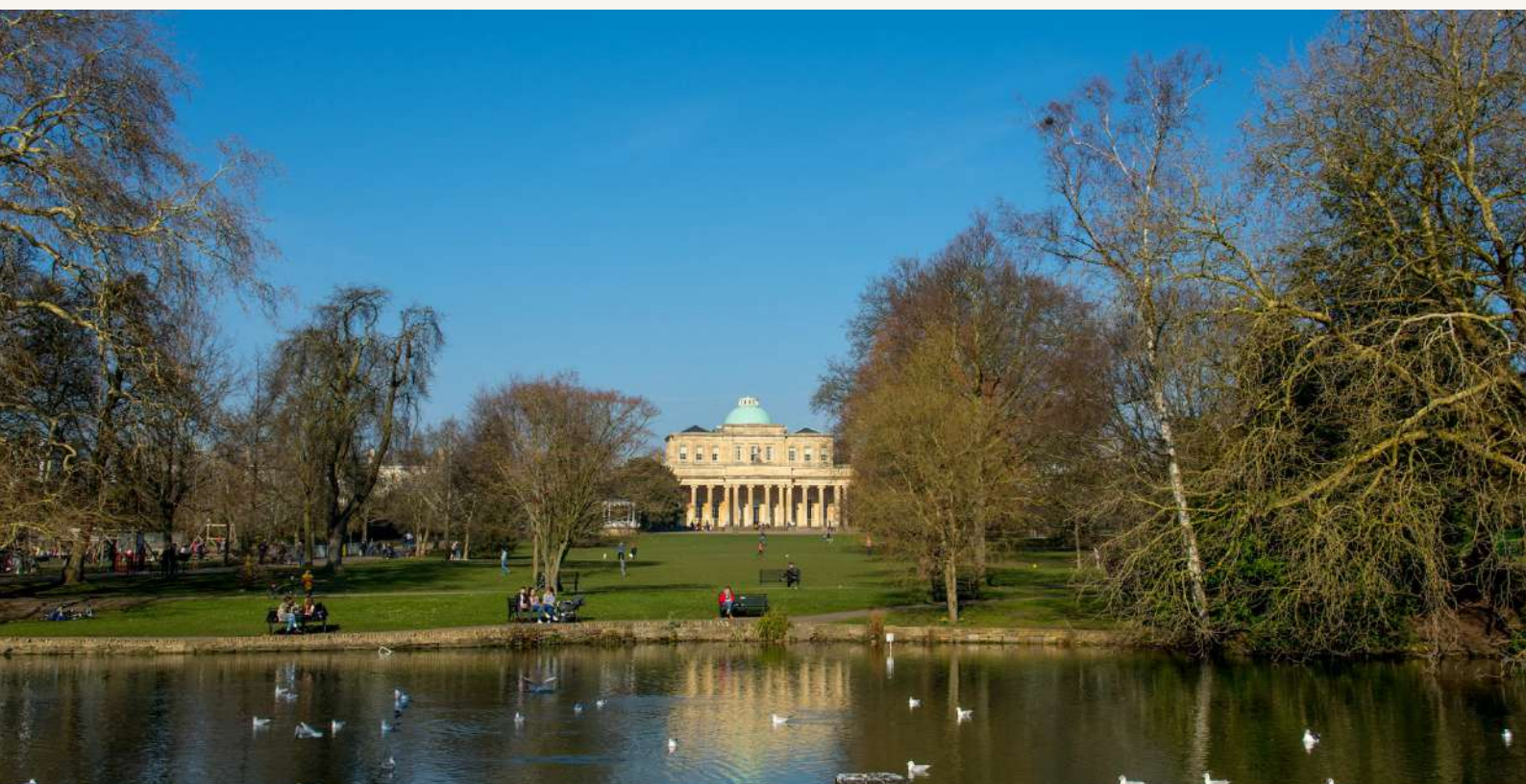
Set around a quiet square beside the Grade II listed Old Manor House, in the historic heart of Up Hatherley, 4 Manor End is an executive detached home that pairs generous family space with a peaceful, tucked-away setting. Built in 2013 and immaculately kept, it looks out across an open green with no road at the front, a shared space enjoyed by neighbours and the wider community for gatherings and garden parties and well away from any main road.

Inside, a 36ft open-plan kitchen, dining and living space runs the depth of the house, with French doors opening to the enclosed rear garden and large patio. Upstairs, the second floor has a feeling of its own, with a spacious landing, two dual-aspect double bedrooms and a shower room, ideal for teenagers, children or guests. A garage and ample parking add everyday convenience.

Then there is the position. Greatfield Park Primary School, rated Good by Ofsted, Morrisons with its pharmacy, the village library and the Up Hatherley Surgery are all about a quarter of an hour on foot. Caernarvon Park and its play area are close by and Hatherley Park is a 30 minute walk. Cheltenham town centre is a 10 minute drive, with the M5 close at hand. A peaceful, private corner of Up Hatherley, with everything a family needs within easy reach.

Key Features

- EXECUTIVE DETACHED HOME WITH FIVE BEDROOMS
- APPROXIMATELY 2,019 SQ FT OF ACCOMMODATION
- 36FT OPEN-PLAN KITCHEN, DINING AND LIVING SPACE
- PRINCIPAL WITH WALK-IN WARDROBE AND EN-SUITE
- FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER, PLUS GROUND-FLOOR WC AND CLOAKROOM
- TOP FLOOR WITH A SPACIOUS LANDING, TWO DUAL-ASPECT DOUBLE BEDROOMS AND A SHOWER ROOM
- ENCLOSED REAR GARDEN WITH LARGE PATIO
- GARAGE AND OFF-ROAD PARKING
- OPEN GREEN OUTLOOK TO THE FRONT
- QUIET SQUARE IN THE HISTORIC HEART OF UP HATHERLEY
- EXCELLENT COMMUNITY INFRASTRUCTURE INCLUDING PARKS, PRIMARY SCHOOLS, RETAIL, LIBRARY AND SURGERY
- CLOSE TO CHELTENHAM TOWN CENTRE
- EPC C RATING
- OFFERED FREEHOLD



Welcome to CHELTENHAM



An Elegant Regency Town with Festival Spirit

Cheltenham is a town that inspires genuine devotion. An elegant Regency spa town set on the edge of the Cotswolds, it blends handsome period architecture and wide, tree-lined avenues with a cultural life few towns of its size can rival.

The town centre is a pleasure in its own right, from the boutiques and pavement cafés of Montpellier and the Promenade to an exceptional range of independent shops, restaurants and galleries. Cheltenham's calendar is world-renowned, with major festivals of literature, jazz, science, music and food drawing visitors from across the country, while Cheltenham Racecourse and the Gold Cup put the town firmly on the international map each spring.

Closer to home, Up Hatherley offers the best of both worlds. The historic heart of the village is a quiet, green setting. The village has its own library, surgery, retail and primary school all about a quarter of an hour on foot. Caernarvon Park, with its play area and outdoor gym, is close by, Hatherley Park is a 30 minute walk and Hillview Community Centre and St Margaret's Hall bring clubs, classes and events to the village. The centre of Cheltenham, its shops, restaurants and festivals, is only a 10 minute drive, with M5 J11 close at hand for easy access to the wider Cotswolds and beyond.

Natural Beauty & Greenspace

- Open green space directly to the front, a shared space for neighbours and the wider community
- Caernarvon Park, with its play area and outdoor gym, close by
- Hatherley Park, with its lake, wildlife pond and children's play areas, a 30 minute walk away
- Leckhampton Hill and the Cotswold escarpment, with the Cotswold Way and Devil's Chimney, a 13 minute drive

Education

- Greatfield Park Primary School, around 15 minutes on foot
- Lakeside Primary School, around 10 minutes away
- Cheltenham Bournside School and Sixth Form Centre
- The High School Leckhampton, Pate's Grammar School and Balcarras, all rated Outstanding, within easy reach
- Renowned independents including Cheltenham College, Cheltenham Ladies' College and Dean Close

Connectivity

- Cheltenham Spa station a 7 minute drive, with direct trains to London Paddington from around two hours
- Regular services to Bristol, Birmingham and Gloucester
- M5 J11 close at hand for Bristol, Birmingham and the South West
- GCHQ, one of Cheltenham's best-known employers, a 6 minute drive
- Town centre a 10 minute drive, about 4 miles

Nearby Recreation

- Caernarvon Park play area and outdoor gym close by
- Hillview Community Centre and St Margaret's Hall, hosting clubs, classes and events
- All Saints' Academy Sports and Community Centre, with a fitness suite and 3G pitch open to the public outside school hours
- Bournside Sports Centre on Warden Hill Road
- World-famous racing at Cheltenham Racecourse, home of the Gold Cup



Manor End

Cheltenham



A Look Inside

MANOR END







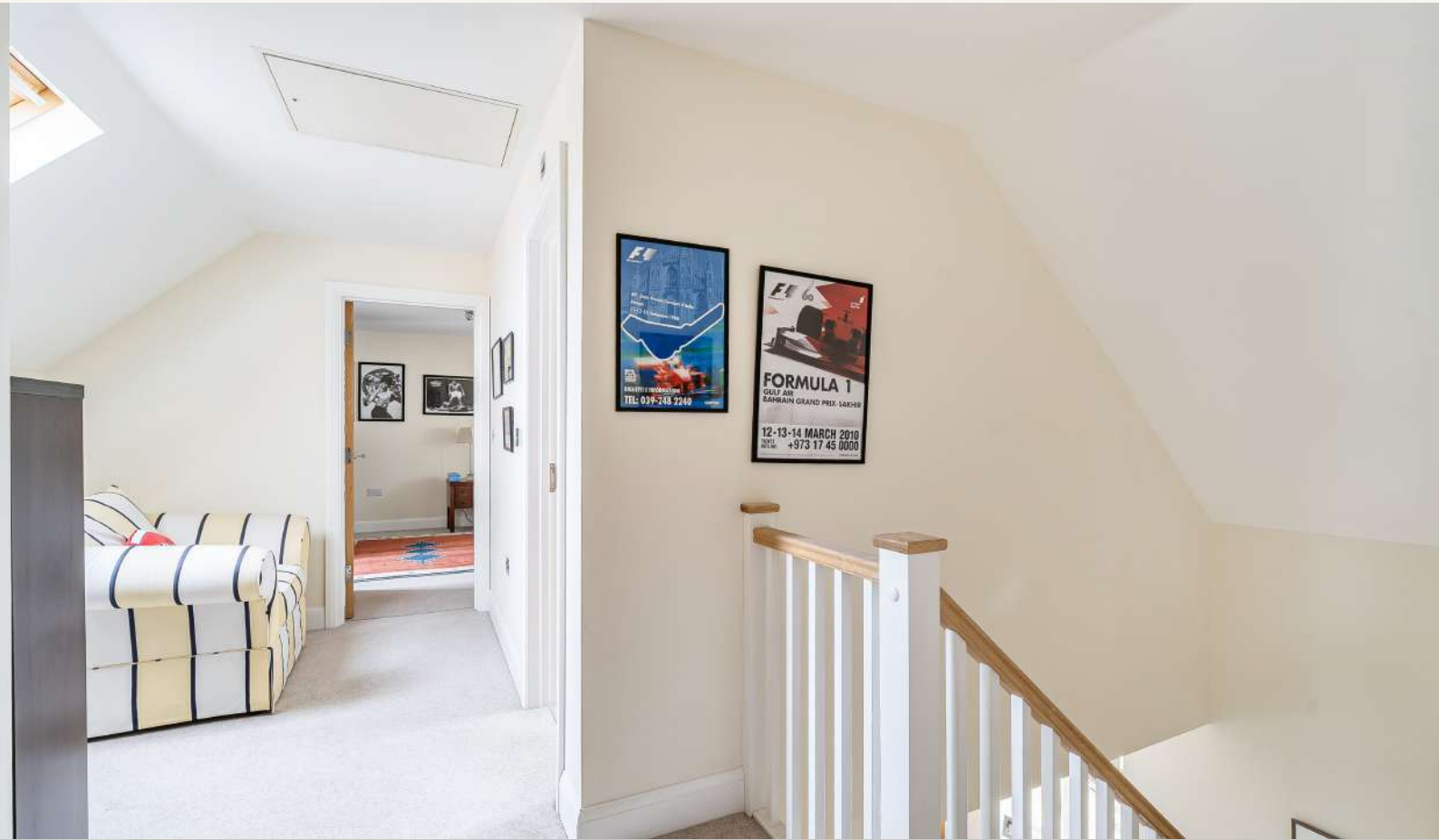
















Property Details

Internal

Entrance Hall: A welcoming central hallway with ample built-in storage. Double doors lead into the light and airy open-plan living space.

Cloakroom / WC: Fitted with WC and wash basin.

Lounge - 20'1" x 11'11" (6.13m x 3.64m): The main living room, with French doors leading out to the rear garden.

Kitchen / Dining Room - 20'1" x 9'8" (6.13m x 2.95m): Fitted with contemporary units, granite work surfaces and an extensive range of integrated appliances, including dishwasher, washing machine, oven and microwave, with dining space and a rear door. Together with the lounge, it spans a full 36ft of open space.

First Floor

Landing: A lovely open landing serves the first floor.

Bedroom 1 - 12'0" x 9'9" (3.67m x 2.97m): A double bedroom.

Bedroom 2 - 14'5" x 7'9" (4.40m x 2.35m): A single bedroom with fitted wardrobes, ideal as a home office

Bedroom 3 (Principal) - 15'3" x 12'0" (4.64m x 3.66m): A generous double bedroom with walk-in wardrobe and en-suite shower room.

Family Bathroom: Fitted with a bath and separate shower cubicle.

Second Floor

Landing: Another wonderful landing space, with storage cupboard and rooflights, makes an ideal teenage or guest space.

Bedroom 4 - 14'9" x 9'9" (4.50m x 2.96m): A second dual-aspect double bedroom with bay windows.

Bedroom 5 - 14'9" x 11'11" (4.49m x 3.64m): A dual-aspect double bedroom with bay windows.

Shower Room: Serving the top floor.

External

Rear Garden: A large patio adjoins the property, with the remainder mainly lawned. A rear gate leads to the parking area, with a personal door into the garage.

Garage & Parking - Garage 16'9" x 8'10" (5.10m x 2.70m): A single garage with remote-operated up and over door, with off-road parking.

Frontage: To the front, an open green outlook with a view over a pleasant communal space. The front garden is part lawned and part rose bed, with low railings to the boundary. The green is a shared space, enjoyed by neighbours and the wider community for gatherings and garden parties.

TECHNICAL DETAILS

- Tenure: Freehold
- EPC Rating: C (valid until 23 July 2036)
- Council Tax: Band F, £3,424 per annum
- Heating: Gas central heating
- Broadband: Full fibre (up to 150 Mbps)
- Mobile: Good coverage
- Mains electricity, gas, water and drainage
- Estate charge: c.£300 p.a.

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

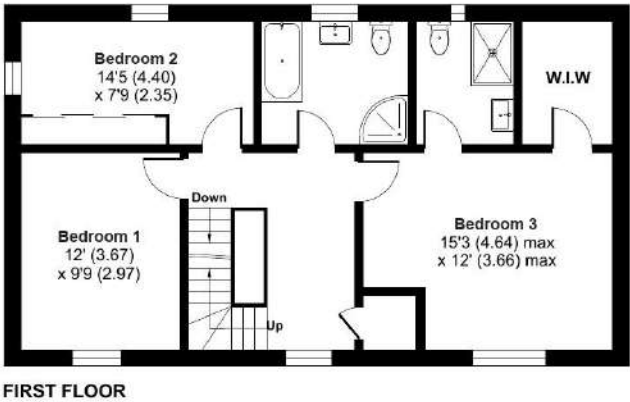
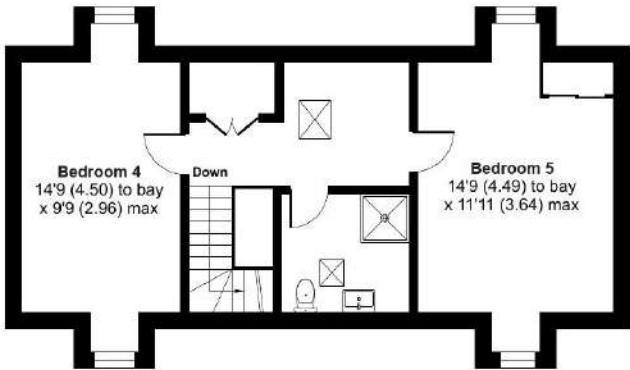
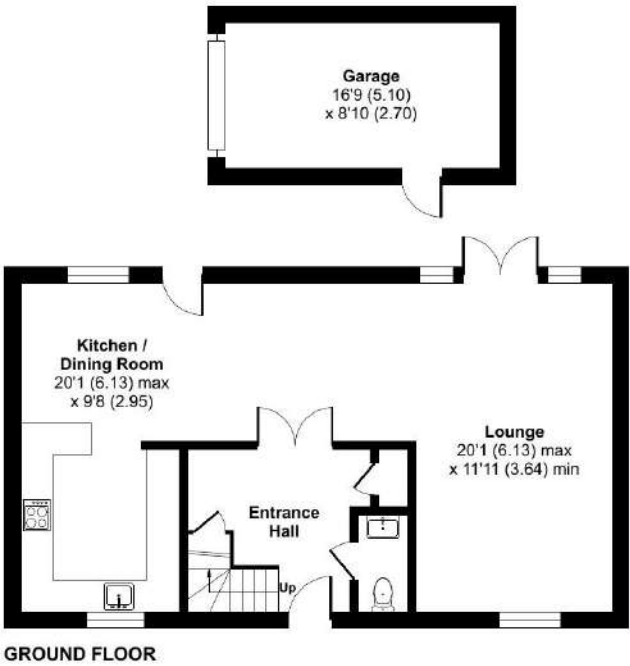
FLOOR PLANS



Manor End, Up Hatherley, Cheltenham, GL51

Approximate Area = 2019 sq ft / 187.6 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 2167 sq ft / 201.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adam Clegg (Keller Williams). REF: 1527252

DISCLAIMER
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.

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Up Hatherley, Cheltenham

Buy Me!



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