

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hatherley Road

Hatherley, Cheltenham, GL51 6HT

Asking Price £585,000



Council Tax: D



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Hunters Estate Agents are delighted to offer this exceptional four bedroom fully extended traditional semi-detached family home to the sales market. This fine home has been fully refurbished from the ground up including a two-story wrap around extension and a fully converted garage providing a very pleasant guest suite or professional home office.

Further features of this impressive property include an outstanding 21' x 17' ultra-modern Kitchen breakfast room with centre island, and bi-fold doors overlooking the long and private rear garden. The ground floor also offers a separate living room, study, utility room and ground floor wc. The first floor has four generous bedrooms and two bathrooms.

Outside, the property is set back from the road behind its own fore-garden which has been block paved to provide extended parking. The rear garden is a major feature being over 100' in length and enjoys a high degree of privacy. The property, being extended, has blocked access to the garage, so this has been fully refurbished into a cosy detached studio, excellent for an overnight guest space, home office or playroom.

**SUMMARY:** This is sincerely a luxury home. The extensions and refurbishment have been carried out with exceptional care and thought. We love the way the house still offers the cosy traditional living room with a deep bay window blended with the highly desirable option of a very large and modern 'day space' at the rear. This must be one of the best entertaining homes we have seen in a while. With the bi-fold doors fully retracted, the house would host an almost limitless number of guests to a summer party or barbeque.

This property sits in the heart of central Hatherley being just a few yards from a bus stop with regular services to central Cheltenham, the railway station and Bishops Cleeve. The property is within easy pedestrian reach of highly desirable schools and local shops.

All viewings are by appointment only.

- Four Bedroom Fully Extended semi-detached Family Home
- 21' Modern Fitted Kitchen/Dining Room with Centre Island and Bi-Fold Doors
- Separate Utility Room
- Huge 100'+Rear Garden
- Council Tax Band D | Energy Rating D (63)

- Two Bathrooms
- Two Reception Rooms
- Detached Garage Fully Converted into a Studio and Bathroom
- Excellent Location for Schools, Shops, GCHQ and the M5
- Tenure - Freehold

#### Living Room

12'1" x 11'8" (3.69 x 3.58)

#### Kitchen / Dining Area

17'7" x 21'1" (5.36 x 6.45)

#### Study

6'2" x 10'1" (1.89 x 3.08)

#### Utility Room

8'2" x 6'7" (2.50 x 2.02)

#### Bedroom One

16'0" x 10'0" (4.88 x 3.07)

#### En-Suite

5'8" x 7'2" (1.75 x 2.20)

#### Bedroom Two

12'6" x 10'6" (3.82 x 3.21)

#### Bedroom Three

10'8" x 10'3" (3.27 x 3.14)

#### Bedroom Four

9'3" x 7'1" (2.84 x 2.17)

#### Bathroom

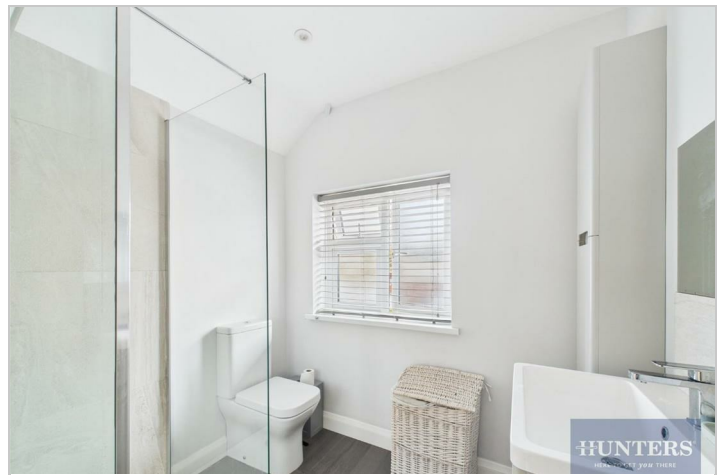
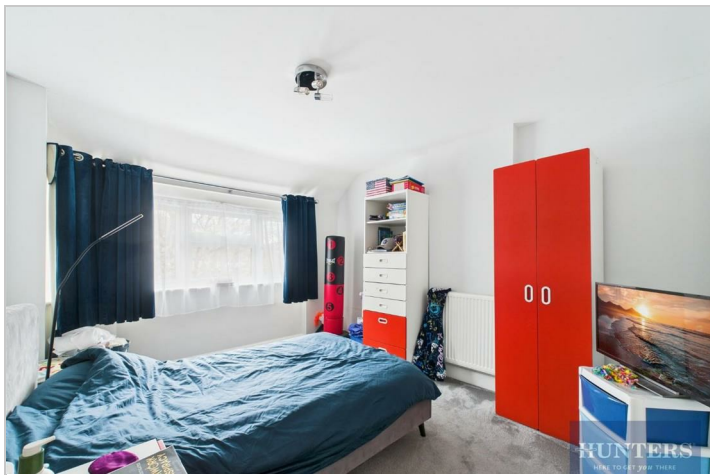
7'0" x 6'11" (2.15 x 2.12)

#### ANNEX - Kitchen/Ling Room

14'0" x 9'9" (4.27m x 2.97m)

#### ANNEX - Bathroom

4'11" x 6'5" (1.50 x 1.96)



## 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.

## Material Information



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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.