HUNTERS®

HERE TO GET *you* THERE



Aldershaw Close

Up Hatherley, Cheltenham, GL51 3TP

Asking Price £625,000

4 2 1 D

Council Tax: E





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Hunters Estate Agents are delighted to offer this exceptional four-bedroom luxury family home to the sales market with no onward chain. The house stands proudly with its own double garage and off-road parking for several vehicles.

Inside, the property presents very well with obvious signs of being diligently cared for by its present owners. The layout is perfect for busy family life with possible expansion into the garage space if required.

On the ground floor there are four reception rooms, with the main sitting room being a 21'+ bay fronted dual aspect room, perfect for large family nights in. The dedicated dining room also boasts of a bay window to the rear garden. Just off the fitted kitchen is a dedicated breakfast room. The final reception room is a generous 8' square home study/office, ideal for working from home. Concluding the ground floor itinerary is a very useful utility room and a separate cloakroom.

On the first floor there are four double bedrooms with bedroom one and two facing the front elevation and bedrooms three and four facing the rear. Bedroom one has an ensuite facility with the other rooms being serviced by the family bathroom with a recently upgraded shower.

Outside, the property continues to impress being set back from the road behind its own fore-garden. To the side there is a generous driveway leading to the double garage with independent doors, power and light. At the rear there is a good-sized rear garden which has been mainly laid to lawn with close panel fence boundaries and a particularly private and sunny west facing aspect, with consecrated land behind ensuring the high degree of privacy will be long and lasting.

Aldershaw Close is at the centre of the highly sought after traditional part of Hatherley overlooking St Philip and St James Church. Ideally located for several outstanding local schools, this is the perfect family house with walkable local amenities.

Highly recommended.

All viewings are by appointment only.

- **Large Detached Family Home in Central Hatherley**
- **Four Reception Rooms**
- **Two Bathrooms + Cloakroom**
- **West Facing Rear Garden with a High Degree of Privacy**
- **Council Tax Band E | Energy Rating (EPC) D**
- **Four Double Bedrooms**
- **Dedicated Study/Home Office**
- **Double Garage + Generous Drive**
- **Close to Fabulous Schools, Local Church and Amenities**
- **Tenure - Freehold | No Onward Chain**

Living Room
21'5" x 10'11" (6.55 x 3.34)

Kitchen
13'2" x 7'11" (4.03 x 2.42)

Breakfast Room
7'8" x 7'11" (2.35 x 2.42)

Dining Room
11'5" x 9'0" (3.49 x 2.75)

Home Office
8'0" x 8'1" (2.44 x 2.47)

Utility Room
6'7" x 8'7" (2.02 x 2.63)

Bedroom One
10'11" x 11'1" (3.35 x 3.39)

En-Suite
5'7" x 6'1" (1.71 x 1.87)

Bedroom Two
10'3" x 11'1" (3.13 x 3.39)

Bedroom Three
8'0" x 10'9" (2.44 x 3.28)

Bedroom Four
8'9" x 8'0" (2.68 x 2.45)

Bathroom
5'8" x 9'4" (1.75 x 2.87)

WC
4'9" x 2'9" (1.45 x 0.85)

Double Garage
17'2" x 17'7" (5.24 x 5.38)









Road Map



Hybrid Map



Terrain Map

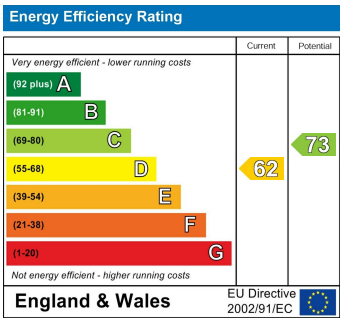


Floor Plan



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.



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.

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