

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hatherley Lane

Cheltenham, GL51 6PN

Guide Price £649,950



Council Tax: E



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Hunters of Cheltenham are delighted to bring this fully restored and much improved luxury four double bedroom modern detached home with a rear two story extension to the sales market, a perfect property for the discerning buyer looking for the ultimate family house with no compromises.

The list of features is almost endless with the main highlight being the 22' fully fitted kitchen/dining room. This impressive day space offers the highly desirable features of granite work tops and full width bi-fold doors overlooking the large and fully landscaped rear garden. There really can be no better house for entertaining and parties.

Further features include three separate bathrooms, a separate utility/boot room and two additional reception rooms (which could easily be used as two more double bedrooms giving a total of six bedrooms).

The main bedroom is a self-contained 'suite' with a dressing area, a separate dual row of wardrobes and a new fitted en-suite.

This exceptional house continues to impress outside with off-road parking for 6+ vehicles at the front. On entering the rear garden for the first time, visitors are greeted with a breath-taking vista of a large and fully landscaped plot divided into several sections with a patio area, a grass area, a dedicated play area and a barbeque area all connecting together to create a relaxing and private place to unwind and entertain. The rear garden enjoys a high degree of privacy to round off this unbeatable package.

Is this the ultimate family house? We think so, and we invite you to visit the property and decide for yourselves,

#### Hatherley Area:

Offers a wide range of excellent features including highly sought-after well performing local schools, a choice of shopping areas including three major supermarkets, an excellent regular bus service, a doctor's surgery and a library. With several beautiful Parks and leisure areas we can think of no better place to raise a family.

All viewings by appointment only

Tel: 01242 528500

- Extended Four/Six Double Bedroom Detached Luxury House
- Two Additional Reception Rooms (could be used as two more bedrooms)
- Off Road Parking for 6+ Vehicles
- Beautiful and Professionally Landscaped Rear Garden
- Council Tax Band E | Energy Rating C (70)
- 22' Recently Fitted Kitchen/Diner with Bi-Fold Doors
- Three Bathrooms
- Separate Utility Room
- Non-Overlooked Rear Garden
- Tenure - Freehold

**Kitchen / Living Area**  
22'11" x 20'8" (7.00 x 6.30)

**Sitting Room**  
8'0" x 16'4" (2.44 x 4.99)

**Family Room**  
8'2" x 16'11" (2.50 x 5.18)

**Bathroom**  
8'6" x 5'3" (2.61 x 1.62)

**Utility Room**  
11'5" x 5'0" (3.49 x 1.54)

**Bedroom One**  
10'5" x 24'10" (3.20 x 7.59)

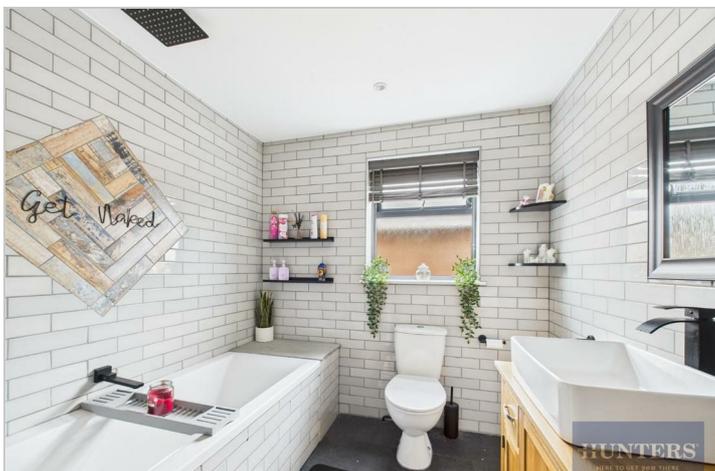
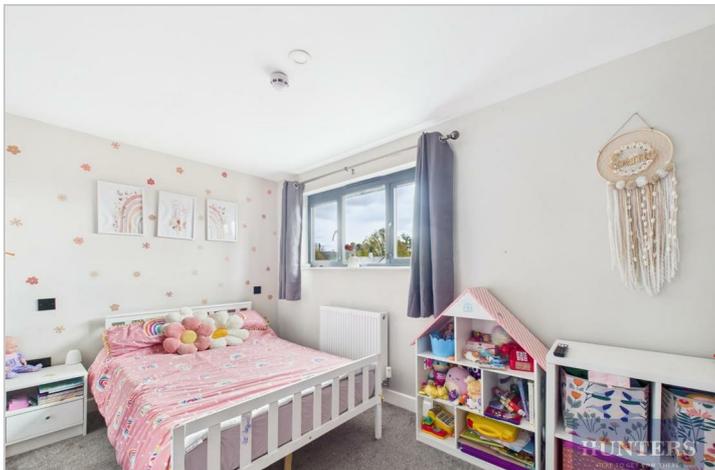
**En-Suite**  
5'10" x 6'0" (1.80 x 1.84)

**Bedroom Two**  
11'4" x 9'10" (3.46 x 3.01)

**Bedroom Three**  
12'4" x 7'4" (3.78 x 2.26)

**Bedroom Four**  
8'1" x 10'2" (2.48 x 3.12)

**Bathroom**  
8'2" x 7'4" (2.49 x 2.25)



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.