

HUNTERS[®]

HERE TO GET *you* THERE



Armstrong Road

Stoke Orchard, Cheltenham, GL52 7SB

Asking Price £500,000



Council Tax: E



Armstrong Road

Stoke Orchard, Cheltenham, Gloucestershire, GL50 2JG

Asking Price £500,000



Hunters Estate Agents are delighted to offer this immaculate four-bedroom detached family home for sale, set in the highly sought after hamlet of Stoke Orchard just north of Cheltenham Spa.

This fabulous property has been maintained with great care by its present owners and offers superb accommodation for any growing family. The key features include four bedrooms, two bathrooms, and the most highly prized ground floor layout with a lovely entertaining kitchen/diner across the rear, a cosy square shaped sitting room for quiet nights in, and a separate study/home office, perfect for anyone who works from home. A guest cloakroom is also included.

Outside, the property continues to impress with a private drive leading to the garage. At the rear, the garden has been professionally landscaped. The considerable investment into the rear garden has paid off with an artistically sculptured patio area, mixed with a well tended lawn area. The boundaries are a mix of traditional walling and close panel fencing. The overall effect is heightened by the fact that the rear enjoys a good degree of privacy.

Stoke Orchard is a vibrant little community with its own local shop and a thriving community centre that is very well supported. A local farm shop is very close-by, selling a wide range of Daylesford-style locally produced meats and other goods. Further afield is Bishops Cleeve with a bustling community with a wide range of facilities.

The owners of this lovely home are buying a new-build property with no further chain ahead, an attractive proposition for a buyer.

A highly recommended property at a fantastic price.

All viewings are by appointment only and will be accompanied by Hunters sales staff.

For further Material Information about this property please go to:

<https://reports.spectre.uk.com/s/ah3bB>

- **A Four Bedroom Detached Luxury family Home**
- **Large Kitchen/Diner Across The Rear**
- **Separate Study/Home Office**
- **Garage and Off Road Parking**
- **Council Tax Band E | Energy Rating (EPC) C**
- **Two Bathrooms Plus Ground Floor Guest Cloakroom**
- **generous Living Room**
- **Professionally Landscaped Rear Garden**
- **Close to Local Shop and Thriving Community Centre**
- **Tenure - Freehold**

Living Room

11'5" x 16'4" (3.50 x 4.99)

Kitchen / Dining Area

25'5" x 8'7" (7.75 x 2.62)

WC

6'6" x 3'6" (1.99 x 1.07)

Home Office

6'7" x 8'4" (2.01 x 2.56)

Bedroom One

9'10" x 10'4" (3.01 x 3.16)

En-Suite

5'0" x 7'1" (1.54 x 2.18)

Bedroom Two

11'8" x 9'3" (3.58 x 2.82)

Bedroom Three

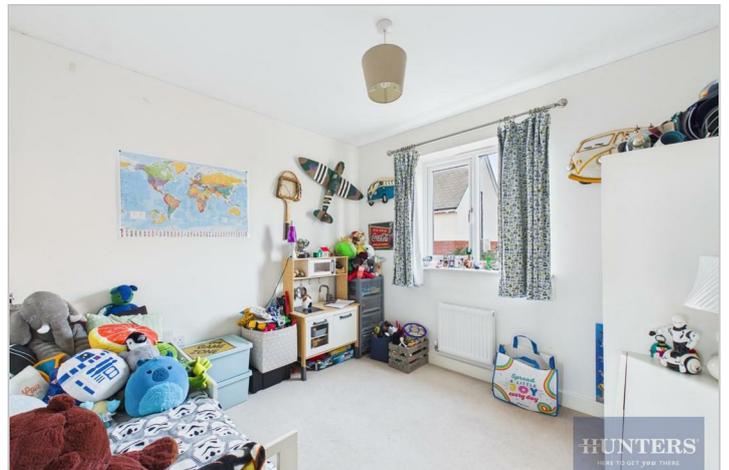
9'7" x 9'1" (2.93 x 2.78)

Bedroom Four

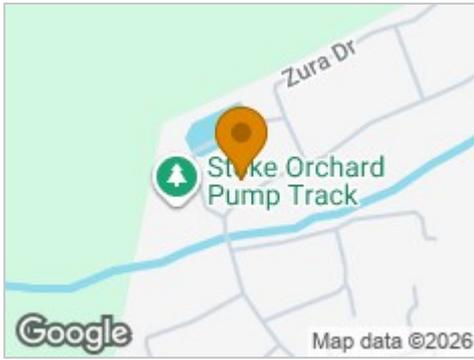
6'7" x 9'0" (2.03 x 2.76)

Bathroom

8'4" x 6'9" (2.55 x 2.07)



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			87
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.