

HUNTERS®

HERE TO GET *you* THERE



College Drive

Cheltenham, GL51 8NY

Guide Price £468,000



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SITTING ROOM

19'11" x 11'3" (6.07 x 3.43)

KITCHEN AREA

19'11" x 11'9" (6.07 x 3.58)
(Size includes dining area)

DINING AREA

UTILITY ROOM

6'8" x 4'10" (2.03 x 1.47)

CLOAKROOM

BEDROOM ONE

11'3" x 11'3" (3.43 x 3.43)

ENSUITE BATHROOM

BEDROOM TWO

11'9" x 9'10" (3.58 x 3.00)

BEDROOM THREE

9'10" x 9'9" (3.00 x 2.97)

BEDROOM FOUR

9'11" x 8'4" (3.02 x 2.54)

BATHROOM

6'8" x 6'3" (2.03 x 1.90)

REAR GARDEN

DRIVEWAY AND GARAGE

Hunters of Cheltenham are delighted to bring this beautiful four bedroom, two bathroom luxury detached family home to the market. This fine property was built at the end of 2015 by Oxfordshire based national home builder Taylor Wimpey, and still benefits from approximately three years New House Builders warranty. Originally this house was the show home for the development and as such boasts of many upgraded features throughout. The accommodation includes:

Ground Floor: 20' full depth dual aspect Living Room, An open kitchen/dining room which is so often sought and works as successfully with family life as it does with dinner parties and entertaining. The property also offers a utility room and ground floor cloakroom with modern suite.

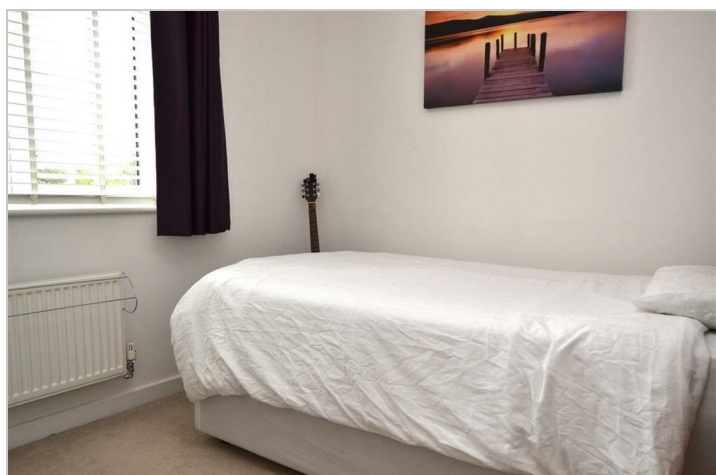
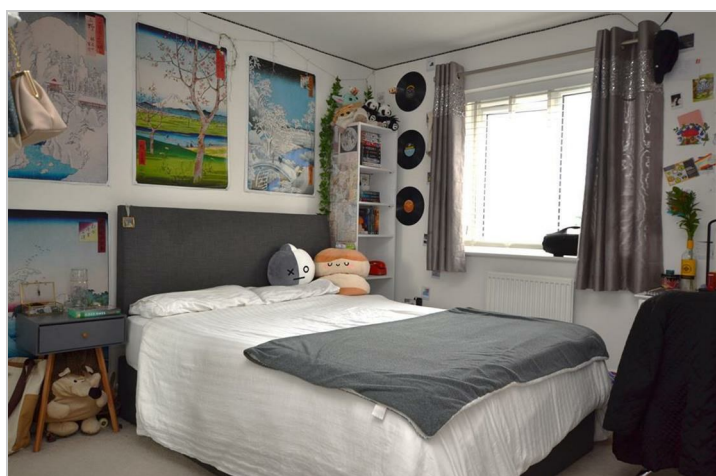
First Floor: The property continues to impress with its four decent sized bedrooms, bedroom one having an en-suite with rooms 2 to 4 being serviced by the family bathroom.

Outside: The property is set back from the road

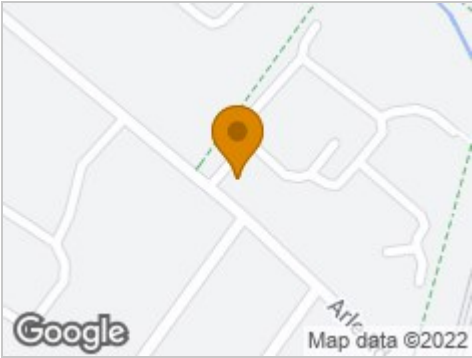
by a lawn fore-garden which wraps around the property extending to the side. To the left there are two off road parking places leading a private garage. The rear garden is private with a pedestrian door from the garden into the garage.

Location: College Drive is located just off the main Arle Road and is superbly positioned for pedestrian access to Tesco, Waitrose and the Rail station all of which are less than 1 mile away. The development is also equally distanced between Junctions 10 and 11 of the M5 and is also just a short drive from GCHQ. Montpellier Gardens is also just 1.3 miles from the property (all distances taken from Googlemaps)

Summary: Weighing in at over 1200sq ft, this property is a big house. Any family fed-up with viewing four bedroom homes with small bedrooms and cramped accommodation needs to view this property without delay. £/sq ft we believe that this property offers tremendous value for money. With so few new build properties currently available in Cheltenham, this 7 year old home



Road Map



Hybrid Map



Terrain Map



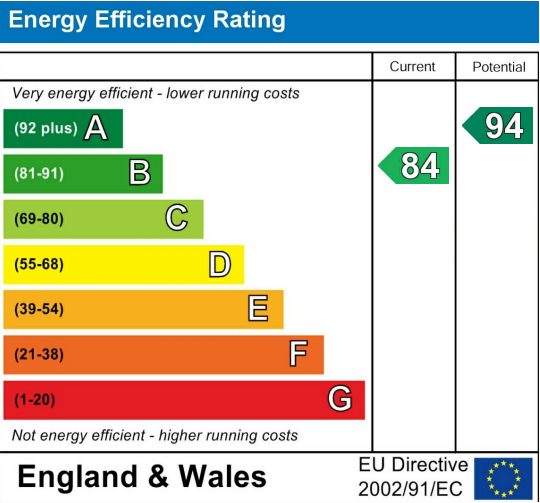
Floor Plan



Energy Efficiency Graph

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.