

83 Hatherley Road

Cheltenham, Gloucestershire



A handsome Edwardian semi detached family home set in grounds of circa 0.4 acres.



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Summary of accommodation Main House

Ground floor: Reception | Drawing room | Study | Breakfast room/Kitchen | Utility | Cloakroom

First floor: Four bedrooms | Bathroom | Two cloakrooms

Second floor: Bedroom | Bathroom | Store room



Situation

(Distances and times are approximate)



A comprehensive range of amenities are available in Cheltenham and Gloucester with access to the Cotswold Hills being immediately on the doorstep.



There are a wide range of excellent schools in Cheltenham including Cheltenham Ladies' College, Cheltenham College (co-ed), St Edward's and Dean Close, which is a very short walk from the property.



Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.



Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)



83 Hatherley Road

83 Hatherley Road is a substantial home of around 3500 sqft, set in large private gardens within this popular location close to the centre of Cheltenham.

The house is approached via a gravelled drive providing parking for several vehicles and access to the detached garage.

Once inside, there are three reception rooms arranged off the entrance hall. Currently arranged as a sitting room, drawing room and study. All have generous proportions, sash hung windows, period fireplaces and decorative cornice.

The kitchen / breakfast room is to the rear of the house and has direct access to the garden via French doors. The kitchen is fitted with a range of matching units providing ample storage and integrated cooking appliances. There is plenty of room for a dining table within the kitchen, creating a social living space. There is a utility room off the kitchen with plumbing for white goods. A ground floor cloakroom completes the ground floor.

On the upper floors, there are five good sized bedrooms, served by two bath/shower rooms and two further separate WC's.



Gardens

Outside there is a paved terrace which wraps around the rear of the house, giving way to the large sweeping lawn. The gardens which are a particular feature of the property are in two tiers, surrounded by mature planting and terminating at the Hatherley Brook to the far end.

Property Information

Guide Price: £1,495,000

Tenure: Freehold.

Services: All main services connected

Local Authority: Cheltenham Borough Council

Council Tax: Band G

EPC: D

Directions: Postcode: GL51 6EG

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
316 sq.m / 3,401 sq.ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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