



9 HATHERLEY GATE, CHELTENHAM, GLOUCESTERSHIRE, GL51 6DT



**Set in a small development this 5 bedroom detached house stands on a substantial plot offering scope for enlargement and a wonderful sunny rear garden. The property will be sold with no onward chain.**

#### THE PROPERTY

Hatherley Gate is a highly regarded development conveniently located for access to the town centre and easy access to the main road networks and motorways. The house, built by Bovis Homes in 1986, stands on a mature plot with a deep frontage and enclosed rear garden.

On entering the property, the hall leads off to all the ground floor accommodation comprises a double aspect sitting room, dining room with bay window, study, and kitchen/breakfast room. There is also a cloakroom.

On the first floor the main bedroom has a dressing area and en suite shower. In addition, there are four other bedrooms and a family bathroom. It would be possible to provide further bathrooms if required.

#### OUTSIDE

The rear garden c.55' X 47' (c.16 m X 14 m) is fully enclosed, well stocked and a real bonus. It is afforded plenty of natural sunlight due to its southerly aspect and has gated side access.

#### DOUBLE GARAGE

The integral double garage c.15'10 x 17'1 (c.4.8 m x 5.18m) is pierless in design offering space for two cars comfortably. It also has power and light and a connecting door to the breakfast room. To the front is a long tarmac drive providing further off-road parking for a number of vehicles.

#### AGENTS NOTE

The property has gas central heating and is double glazed.

#### HISTORIC NOTE OF INTEREST

In the early 19th century, the land surrounding what is now Hatherley Gate was part of the Hatherley Court Estate, which was owned by prominent local families. The estate was sold in 1934, and Cheltenham Borough Council purchased nine acres of land for the construction of Hatherley Court Road and a new recreation ground. The total cost of making up the road, adding railings and gates, and improving the ground was £4,210.















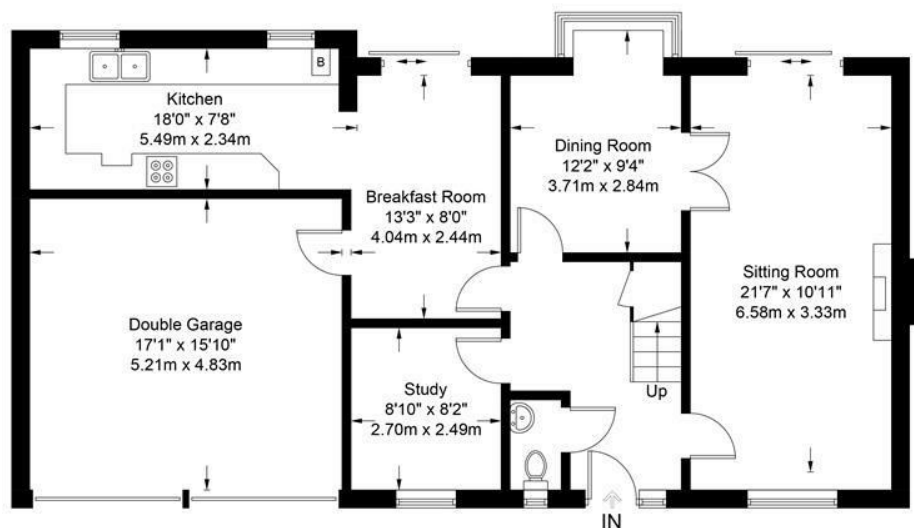




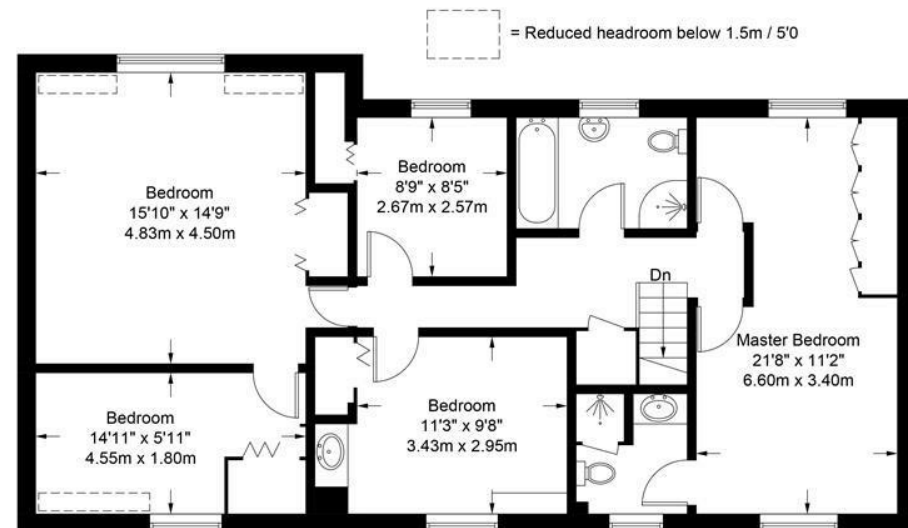








**GROUND FLOOR**



**FIRST FLOOR**



Approximate Gross Internal Area = 2170 sq ft / 201.6 sq m  
(Including Double Garage)

**Services:** All main services are believed to be connected

**Local Authority:** Cheltenham

**Council Tax Band:** G

**EPC:** Band D :59

**Property reference number:** 19062948

Illustration for identification purposes only, measurements are approximate and are not to scale.

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SALES & LETTINGS

**48 Andover Road**  
**Cheltenham**  
**GL50 2TL**  
**Tel: 01242 241122**  
**Email: [post@readmaurice.co.uk](mailto:post@readmaurice.co.uk)**

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