



16 The Oaks, Up Hatherley, Cheltenham Gloucestershire GL51 3TS

The Oaks is a sought after cul de sac development of detached houses located to the western outskirts of Cheltenham. Briefly the property comprises, wide entrance hall, cloakroom, study, sitting room, conservatory, dining room, kitchen, utility room, 4 bedrooms and 2 bathrooms (one ensuite). Double Garage. 57'wide rear garden.





A spacious detached family home with 2052 sq ft (including garage) of accommodation arranged over two floors. The property is located in a sought after cul de sac of similar detached houses on the western outskirts of Cheltenham.

A recessed entrance leads to the front door which opens into a wide entrance hall with cloakroom and stairs to the first floor. The sitting room is nicely proportioned with fireplace and access to a substantial west facing conservatory with access to and views over the rear garden.

In addition to this floor is a fitted kitchen, useful utility room, dining room and a study. Stairs lead up to a wide first floor landing.

The master bedroom is well appointed with fitted wardrobes and a ensuite shower room. The remaining three bedrooms are a good size and again have fitted wardrobes. The family bathroom is well fitted with W.C., bidet, basin and bath.

Outside to the rear is an enclosed garden (c.37'x29' x 57') with paved patio adjoining the property and a lawn beyond with mature shrub beds. Pedestrian access via a gate access the front of the property where there is plenty of off street car parking and a DOUBLE GARAGE.

The property has been in the same families ownership from new and although well-presented and maintained could benefit from general updating and modernisation. Heating is via a gas fired system to radiators and the windows are double glazed in uPVC frames.

General

Tenure: Freehold

Services: All mains services are believed to be connected.

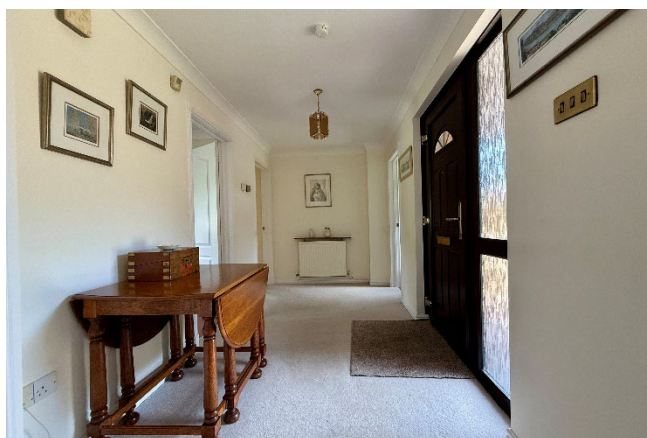
Local Authority: Cheltenham Borough Council.

Council Tax: Band E

EPC: C (71/78)

Parking: Double garage with off street car parking in front.

Title Number: GR111912

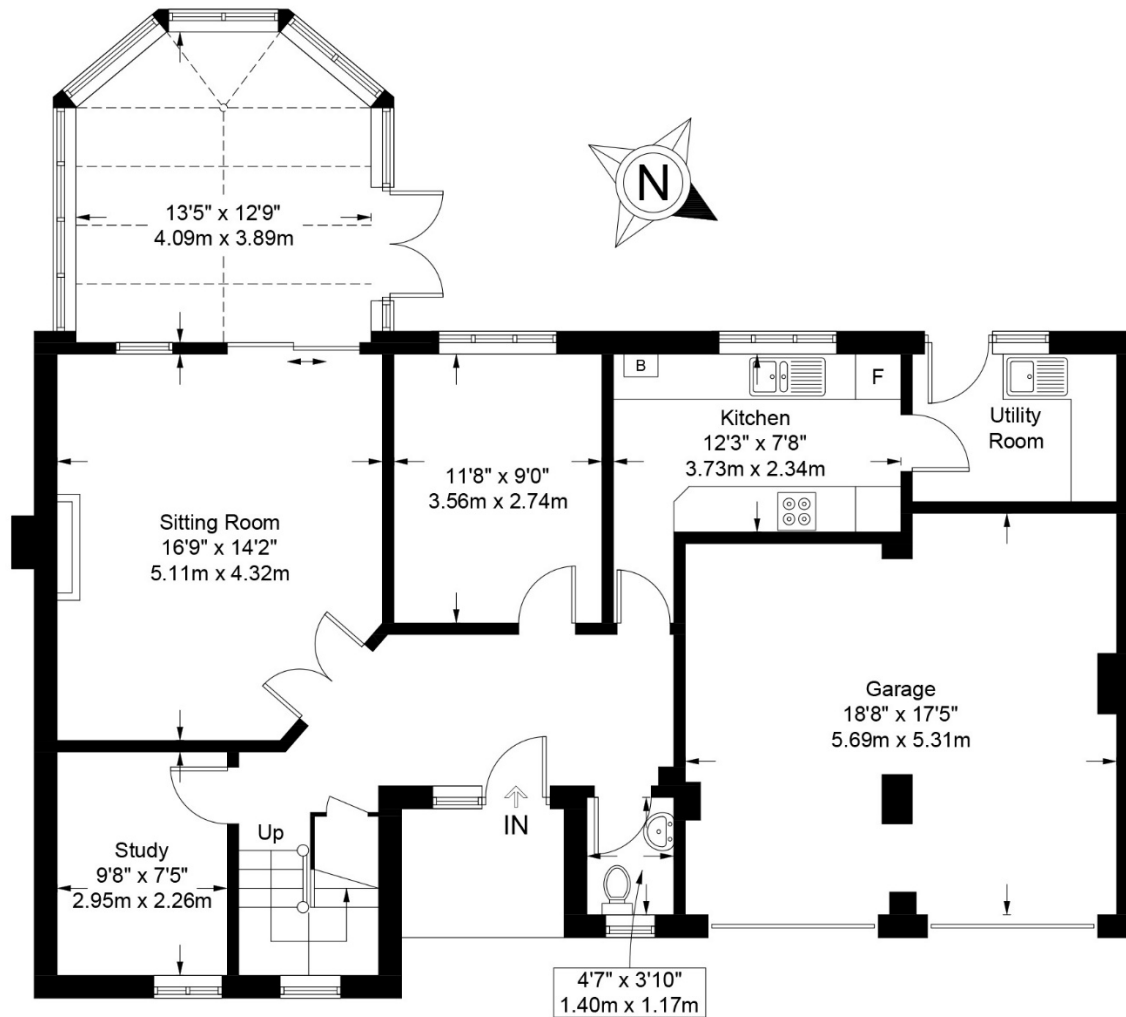




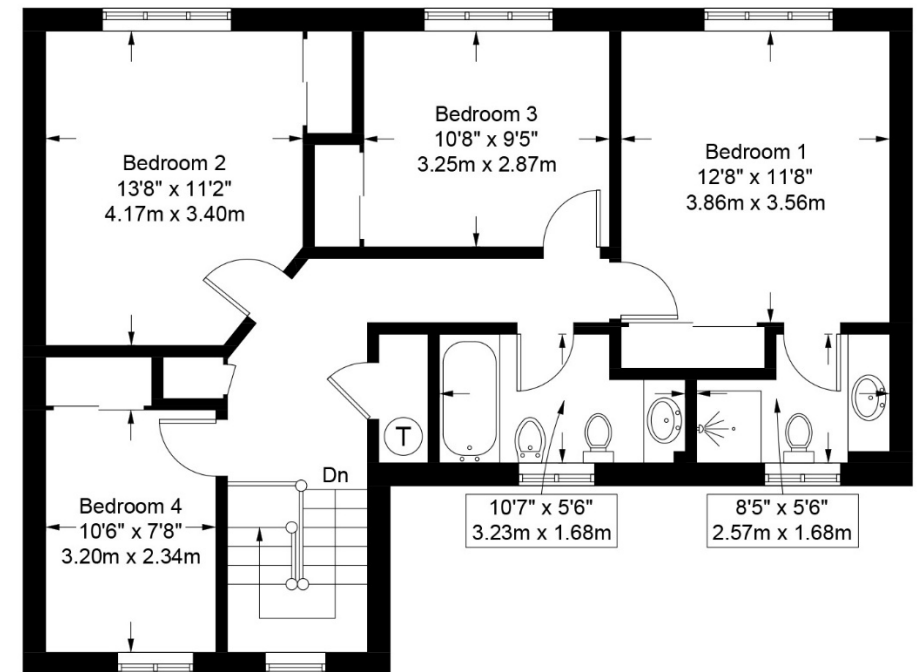








GROUND FLOOR



FIRST FLOOR

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Approximate Gross Internal Area 2052 sq ft / 190.7 sq m (including garage)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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