



**Ash Lane, Down Hatherley GL2 9PS**  
**£625,000**





## Ash Lane, Down Hatherley GL2 9PS

- No onward chain
- Rural countryside location
- Four double bedrooms with two en-suites
- Generous 1744 sq ft of accommodation
- Off-road parking for multiple vehicles
- Plot approaching a fifth of an acre
- Private and established rear garden
- EPC rating D64

**£625,000**

### Accommodation

Approached through a gated paved driveway, this sustainable family home leads into the generous entrance hall allowing access into the utility room, offering ample storage space and plumbing for an automatic washing machine and further freestanding appliances. Leading through the property which opens up to provide three generous double bedrooms, one of which is currently being used as a dining space, with the master offering a well appointed en-suite shower room. With generous living accommodation, the property continues to offer an exceptionally spacious living room with feature fireplace before leading through to the garden room overlooking the rear lawn and adjoining patio. The kitchen breakfast room offers ample storage with various base and wall mounted units, integral eye level double oven, electric hob with extractor over and dishwasher with twin sink below the window overlooking the gardens. The ground floor is completed with the well appointed family bathroom offering suite to include bath with shower room, sink and w.c.

Leading from the entrance hall, the first floor opens into a flexible space, currently utilised as a study space. The area lends itself to various uses before leading through to a generous fourth double bedroom with en-suite shower room.

### Outside

Boasting a plot approaching a fifth of an acre, this

attractive property offers a generous front garden with extensive off road parking which in turn leads to an integral garage with an up and over door, power and lighting. With full access around both sides of the property, the rear garden offers a generous patio space to entertain throughout the summer months before opening to lawn space with mature borders with established planting and trees. The summer house at the base of the plot, boasts power allowing for a further area that can be fully enjoyed all year long.

### Location

Cushioned between Gloucester and Cheltenham Spa, the rural village of Down Hatherley offers country living at its finest offering open countryside whilst being a short distance from local amenities within both historic cities. The village itself continues to offer an active community with village hall and the four star Hatherley Manor hotel offering local eatery, bar and spa. Throughout Cheltenham and Gloucester, there is various schooling options to include grammar and private education in addition to various bars, restaurants, sporting events and festivals throughout the year, whilst both cities continue provide direct train line to London Paddington alongside national bus stations and strong links to the M5.

### Local Authority, Services & Tenure

Freehold.

Tewkesbury Borough Council - Tax Band F.

Mains water, drainage, gas and electric are connected to the property.



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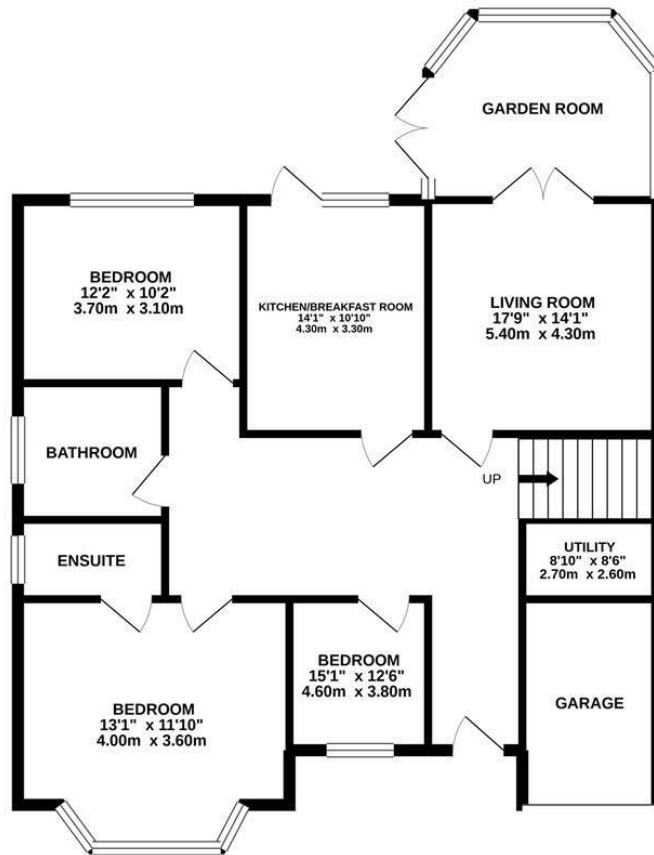
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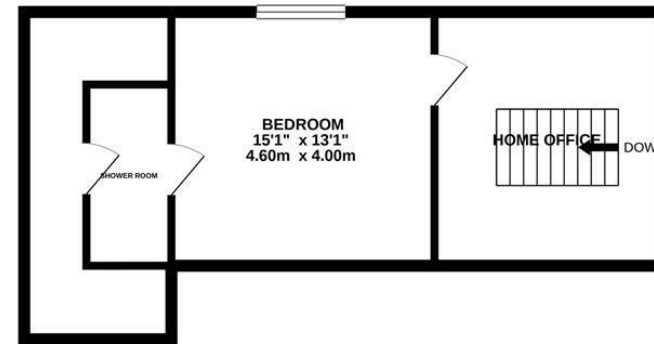
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## GROUND FLOOR



## 1ST FLOOR



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