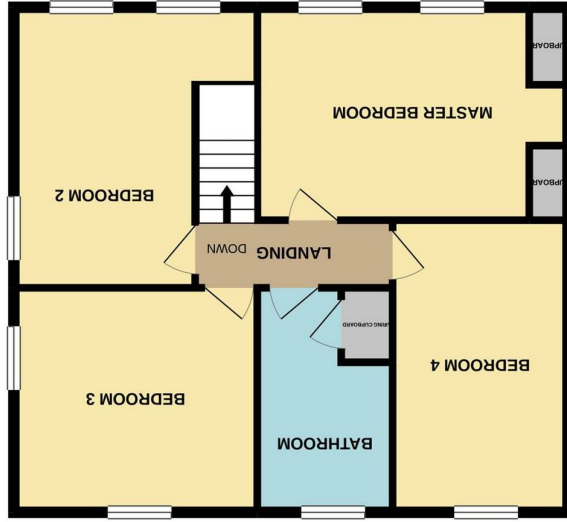
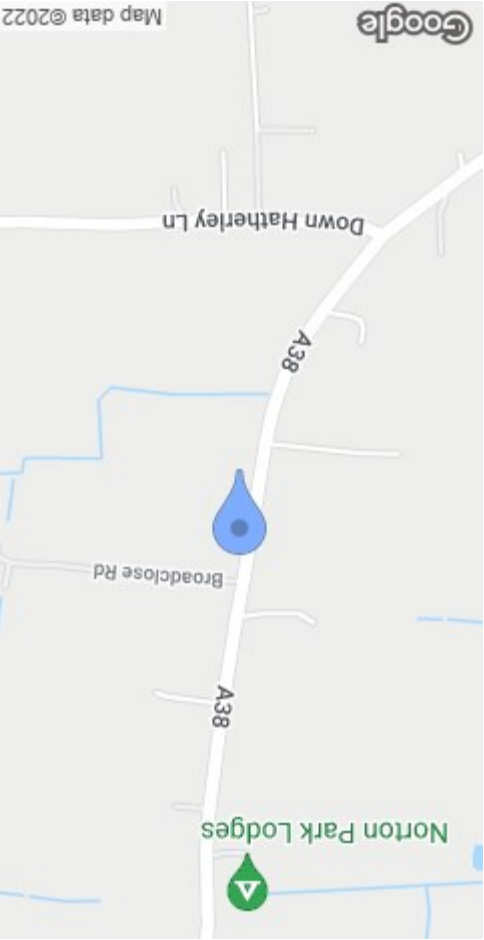




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	23-38	F	51-60
G	1-22	G	61-70



1ST FLOOR



GROUND FLOOR



Glenavon Tewkesbury Road
 Down Hatherley, Gloucester GL2 9PY

Offers Over £425,000

Semi-rural living commanding a large plot sitting on the edge of Gloucester giving fabulous commuters access to Cheltenham, Tewkesbury, Gloucester and the M5.

Drive through a five bar gate onto a spacious tarmac driveway with gated secure side access.

Enter the home via an enclosed double glazed storm porch that helps keep the cold out but the warmth in. To your right is a 26ft through living room with fireplace and by-fold doors leading to the rear garden, to the left is an open plan fitted kitchen breakfast / family room with two big storage cupboards to help keep the family clutter hidden away. To complete the ground floor there is a useful utility and cloakroom. Moving upstairs this unique family home boast four double bedrooms, all with far reaching countryside views and serviced by a modern family bathroom.

The extensive enclosed manicured grounds put this home above its peers, stretching 150ft adjoining open fields with a large patio and a lawned area leading to small orchard with fruit trees complimented by a detached 22ft garage / workshop to help store your latest hobby.

The village of Down Hatherley has a small primary school (Norton Church Of England Primary School), a village hall, a sports pitch, a church and two public houses that serve food, The Red Lion at Wainlode Hill and New Dawn situated on the A38. There is also a public transport service providing ease of access to and from Tewkesbury, Cheltenham and Gloucester City Centre.

Gloucester Quays Designer Outlet is new to Gloucester and can be located close to the Historic Docks, here you will find Food, Drink, Cinema and a Hotel.



STORM PORCH

7'5 x 3'5 (2.26m x 1.04m)

KITCHEN/BREAKFAST/FAMILY ROOM

26' x 19' narrowing to 16' (7.92m x 5.79m narrowing to 4.88m)

UTILITY

10' x 5'3 (3.05m x 1.60m)

CLOAKROOM

4' x 3' (1.22m x 0.91m)

LOUNGE/DINER

26' x 12'3 (7.92m x 3.73m)

Stairs lead from the kitchen/breakfast room to the first floor:

LANDING

BEDROOM 1

11' x 11' (3.35m x 3.35m)

BEDROOM 2

14'6 x 9'2 (4.42m x 2.79m)

BEDROOM 3

12'4 x 10' (3.76m x 3.05m)

BEDROOM 4

14' x 8' (4.27m x 2.44m)

BATHROOM

10' x 7' (3.05m x 2.13m)

GARDEN

150' x 40' (45.72m x 12.19m)

DETACHED GARAGE

22' x 11' (6.71m x 3.35m)

OFF ROAD PARKING

SERVICES

TBC

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: E

Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).