



THE BROADLANDS
Broad Close Road, Down Hatherley, GL2 9PZ

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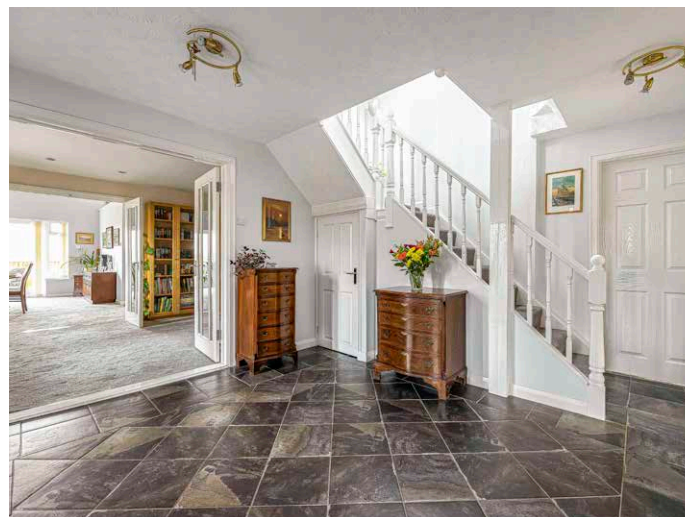
An impressive, detached family home offering flexible bedroom and living space nestled in a wonderful and mature plot with garaging and parking in the heart of this charming village close to Cheltenham and Gloucester's cultural centres.

- Reception Hall
- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Bedroom with En Suite
- Two Bedrooms
- Bathroom
- Principal Bedroom with En Suite & Terrace
- Bedroom with En Suite
- Bedroom
- Gardens
- Double Garage
- Ample Parking
- Garden Outbuilding/Store

DESCRIPTION

An impressive six bedroom detached home offering excellent and practical accommodation that extends to over 3400 sq ft all set in the most beautiful plot in a tranquil village location with views over fields to the Cotswold Hills beyond. The accommodation is both flexible and practical with a well-planned layout that is traditional of this style of house, offering bedrooms on the ground floor allowing for the rooms to be used as required to suit all genres.

Entrance is via a wide and welcoming reception hall which introduces both the living rooms to one side and three bedrooms and a bathroom, including one with en suite, to the other. The study acts as a central point to the accommodation linking the impressive principal living areas that have been designed in more open plan style, with dedicated areas for dining, cooking and sitting. The kitchen is contemporary in style, a wonderful space that offers an excellent range of modern units, integrated appliances and an island, with a breakfast bar seating arrangement. From here, an opening leads into the dining area and



further into the sitting room, with its vaulted ceiling and under floor heating for comfort. A double sided chimney breast provides a natural distinction between the two areas, this would make a lovely fireplace should one require. To complete the downstairs accommodation there is a utility room from the kitchen as well as a cloakroom, which can be found off the study.

The first floor accommodation enjoys a primary bedroom, with views across the surrounding fields, as well as an en-suite bathroom, with under floor heating, and a private terrace for seating. Also, on the first floor are two further double bedrooms that are serviced by a Jack and Jill style en suite.

OUTSIDE

Undeniably the plot at The Broadlands is exceptional, the curtilage of which backs on to open countryside making it the most tranquil setting, providing a wonderful view for the principal rooms to enjoy. The gardens are large and enchanting, well stocked with a range of mature fruit trees and thoughtful planting, that provides colour and coverage for most of the year.

Wrapping the property, the grounds offer strategic places to dine al fresco and a pond as a focal point. There is ample parking to the front and access to the double garage which offers storage as well as space for cars. Also, located in the garden are two greenhouses, one with power and water, and a garden store with power and light, offering the excellent space for the keen gardener.

SITUATION

Down Hatherley is a charming village that is conveniently located 5 miles West of Cheltenham in the broad Severn Valley. The property enjoys the best of both worlds having access to unspoilt countryside and also to nearby Cheltenham, Tewkesbury and the City of Gloucester. These large towns provide a comprehensive range of daily shopping and leisure facilities, each with their own unique identity and offerings, with Gloucester city, home to a cathedral and famous Gloucester Rugby stadium, Tewkesbury with its beautiful Abbey, swimming pool and boating river, and Cheltenham, with its cosmopolitan shopping and renowned festivals. In addition, they all offer an exceptional option of private, state and grammar schools. Sporting in the local area is also excellent, with Brickhampton Golf Club and driving range a mere c0.5 miles away, Hatherley Manor Spa only a short drive and rugby at local club Norton RFC. For the commuter, the property is within easy reach of motorway and A road links including the M5 north and southbound, A417 and the M4.

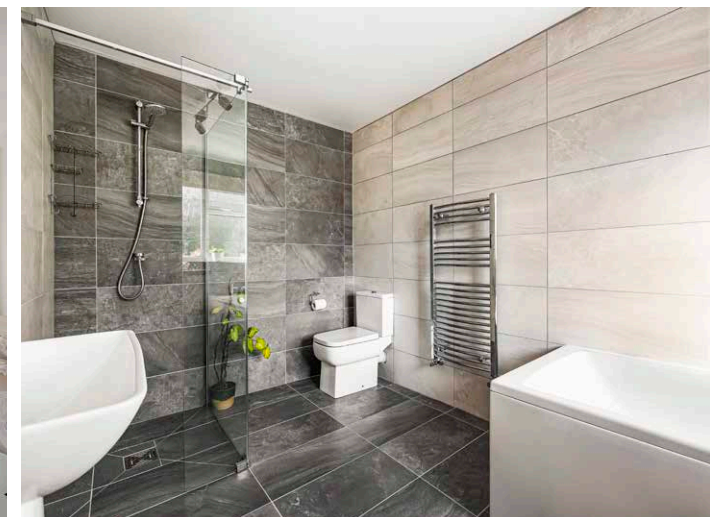
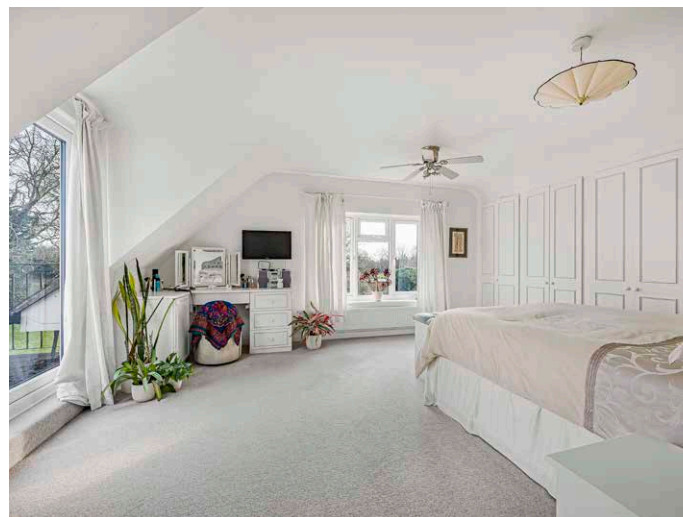
SERVICES

All mains services are connected.

Under Floor heating to rooms mentioned are serviced by a wet system.

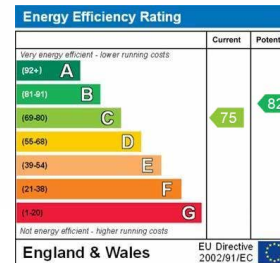
Burglar Alarm

Tewkesbury Borough Council – Tax Band G



FLOORPLANS

Approximate Gross Internal Area 3481 sq ft - 323 sq m
 Ground Floor Area 2469 sq ft - 229 sq m
 First Floor Area 918 sq ft - 85 sq m
 Outbuilding Area 94 sq ft - 9 sq m



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