



2a Netherwood Gardens, Cheltenham - GL51 8LG

Guide Price £525,000



CR

Netherwood Gardens

Cheltenham, GL51 8LG

4-bed detached home with contemporary finish, landscaped gardens, garden office, EV charging. Luxury features, perfect for modern living. Peaceful location near Cheltenham centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Onward Chain
- Four Bedroom Detached Home
- New Build In 2022 Still Under Warranty For Another 7 Years
- Impressive Principal Suite On The Second Floor With
- Private Balcony
- Beautifully Presented Throughout
- Parking For Two Vehicles With EV Charger
- Rear Garden and Garden Room / Office





Offered with No Onward Chain, this exceptional four-bedroom detached home was individually designed and built in 2022. Offering over 1,450 sq. ft. across three floors, it combines striking architecture with a high-quality finish. Features include landscaped gardens, a garden room, driveway parking with EV charging, and premium interiors with solid oak doors, engineered oak flooring and porcelain tiling. Backed by a ten-year Build-Zone warranty, it presents a rare turnkey opportunity.

Entrance Hall:A welcoming hallway with oak flooring and doors gives access to the kitchen, utility cupboard, cloakroom and living area.

Sitting / Dining Room:Over 20ft with dual aspect views and bi-fold doors opening to the garden, this light-filled open-plan space is perfect for family living and entertaining.

Kitchen:Fitted with bespoke cabinetry, porcelain tiles, integrated appliances and under-cabinet lighting, blending style with practicality.

Utility Cupboard:Plumbing for washer and dryer, with external access, keeping appliances neatly hidden.

Cloakroom:Modern WC, basin, tiled splashback and storage.

First Floor Landing:Oak doors continue upstairs, leading to three bedrooms, a family shower room and the staircase to the principal suite.

Bedroom Two:A spacious double spanning the full depth of the house with en-suite.

En-suite (Bedroom Two):Smartly tiled shower room with WC and basin.

Bedroom Three:Rear-facing double with built-in wardrobes.

Bedroom Four:Versatile double with dual aspect views and wardrobe space, currently used as a study.

Shower Room:Family shower room with walk-in shower, basin and WC.

Principal Suite:Occupying the top floor, the principal suite offers a 16ft bedroom, walk-in dressing room, balcony and private ambience.

En-suite (Bedroom One):Luxury en-suite with bath, walk-in shower, vanity basin and WC.

Garden & Outbuildings:A landscaped garden with lawn, patio, power points and an insulated garden room/summer house with power and lighting. A bike store is included.

Parking & External Features:Block-paved driveway for two cars, with EV charging point. Fitted blinds are included in the sale.

Tenure & Warranty:

- Tenure: Freehold
- Council Tax Band: E
- 10-Year Build-Zone Warranty from 2022

Location: Netherwood is a peaceful and established residential location offering excellent access to Cheltenham's town centre, highly regarded schools, green spaces, and commuter routes including the M5. With an appealing blend of community feel and convenience, this location is perfectly placed for families, professionals, and those seeking a modern lifestyle with everything close at hand.

All details including tenure and warranty terms to be verified by solicitors. Measurements for guidance only.



Bike Store

Summer House
11'11" x 6'0"
(3.62m x 1.82m)

Outbuilding
Approximate Floor Area
81 sq. ft
(7.61 sq. m)

Cloakroom
4'11" x 4'2"
(1.49m x 1.27m)

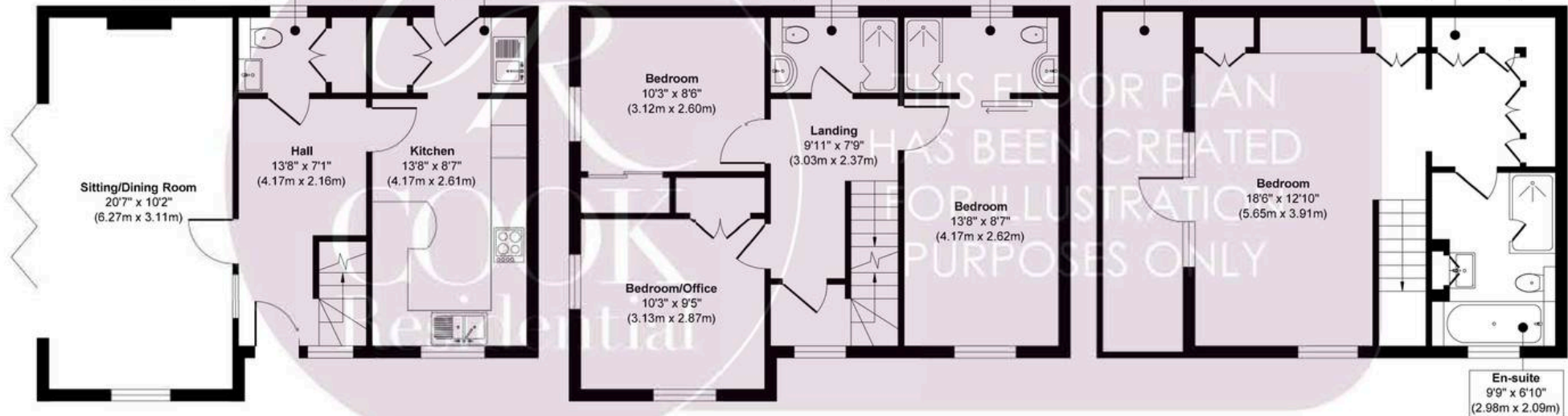
Utility
5'11" x 4'2"
(1.80m x 1.28m)

Shower Room
7'9" x 4'3"
(2.37m x 1.29m)

En-suite
7'10" x 4'0"
(2.38m x 1.22m)

Balcony
18'4" x 4'6"
(5.60m x 1.36m)

Dressing Room
8'3" x 6'10"
(2.52m x 2.09m)



Ground Floor
Approximate Floor Area
506 sq. ft
(47.03 sq. m)

First Floor
Approximate Floor Area
506 sq. ft
(47.03 sq. m)

Second Floor
Approximate Floor Area
363 sq. ft
(33.79 sq. m)

Approx. Gross Internal Floor Area 1456 sq. ft / 135.46 sq. m (Including Outbuilding)

Approx. Gross Internal Floor Area 1375 sq. ft / 127.85 sq. m (Excluding Outbuilding)

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.