



Sedgewick Gardens, Up Hatherley, GL51 3QD

Offers in Region of £485,000





## Sedgewick Gardens

Up Hatherley, GL51 3QD

A well-presented and spacious four-bedroom link-detached family home, ideally situated within a peaceful cul-de-sac in the ever-popular area of Up Hatherley. Offered vacant and move-in ready, this attractive property enjoys an integral garage, a beautifully landscaped rear garden, and a bright, flowing layout that's perfectly suited to modern living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four-bedroom link-detached home in a peaceful Up Hatherley cul-de-sac
- Benefits From No Onward Chain
- Modern open-plan kitchen/dining room with bi-fold doors to conservatory
- Spacious sitting room and additional downstairs cloakroom
- Landscaped rear garden with patio and lawn
- Integral garage and driveway parking







A well-presented and spacious four-bedroom link-detached home, ideally situated within a peaceful cul-de-sac in the ever-popular area of Up Hatherley. Offered vacant and move-in ready, this attractive property enjoys an integral garage, a beautifully landscaped rear garden, and a bright, flowing layout that's perfectly suited to modern living.

**Entrance Hallway & Cloakroom:** The property opens into a welcoming hallway providing access to the principal reception rooms and a useful **downstairs cloakroom** fitted with a modern white suite. Stairs rise to the first floor, and there is internal access to the garage for added convenience.

**Sitting Room:** Located to the front of the home, the generous sitting room is light and inviting, featuring a large bay window that allows natural light to fill the space. Neutral décor and a practical layout make this room ideal for both everyday life and entertaining.

**Kitchen / Dining Room:** Beautifully modernised, this impressive open-plan kitchen and dining area forms the heart of the home. The kitchen is fitted with a range of contemporary Shaker-style units, complemented by stone-effect worktops, integrated appliances, and pendant lighting over the breakfast bar. Ample space remains for a dining table, creating a sociable setting for mealtimes and gatherings. Bi-folding doors open through to the conservatory, extending the living space and connecting seamlessly with the garden beyond.

**Conservatory:** A delightful addition to the ground floor, the conservatory enjoys a sunny aspect with views over the garden. With French doors opening onto the patio, it provides the perfect setting for relaxing, reading, or entertaining throughout the year.

**First Floor Landing:** The landing leads to all four bedrooms and the family bathroom, with an airing cupboard providing useful storage and housing the boiler.

**Bedroom One:** The principal bedroom overlooks the front of the property and offers a peaceful, well-proportioned double room. It benefits from fitted storage and an **ensuite shower room**, comprising a shower enclosure, WC, and wash hand basin.

**Bedroom Two:** A further comfortable double bedroom positioned to the rear of the home, enjoying attractive garden views.

**Bedroom Three:** A versatile room currently used as a home office, ideal as a single bedroom, nursery, or study.

**Bedroom Four:** A bright single bedroom with a rear-facing outlook, perfect for guests or as an additional study space.

**Family Bathroom:** The stylish family bathroom features contemporary tiling, a modern vanity unit with storage, and a bath with an overhead shower and glass screen, creating a fresh and elegant space.

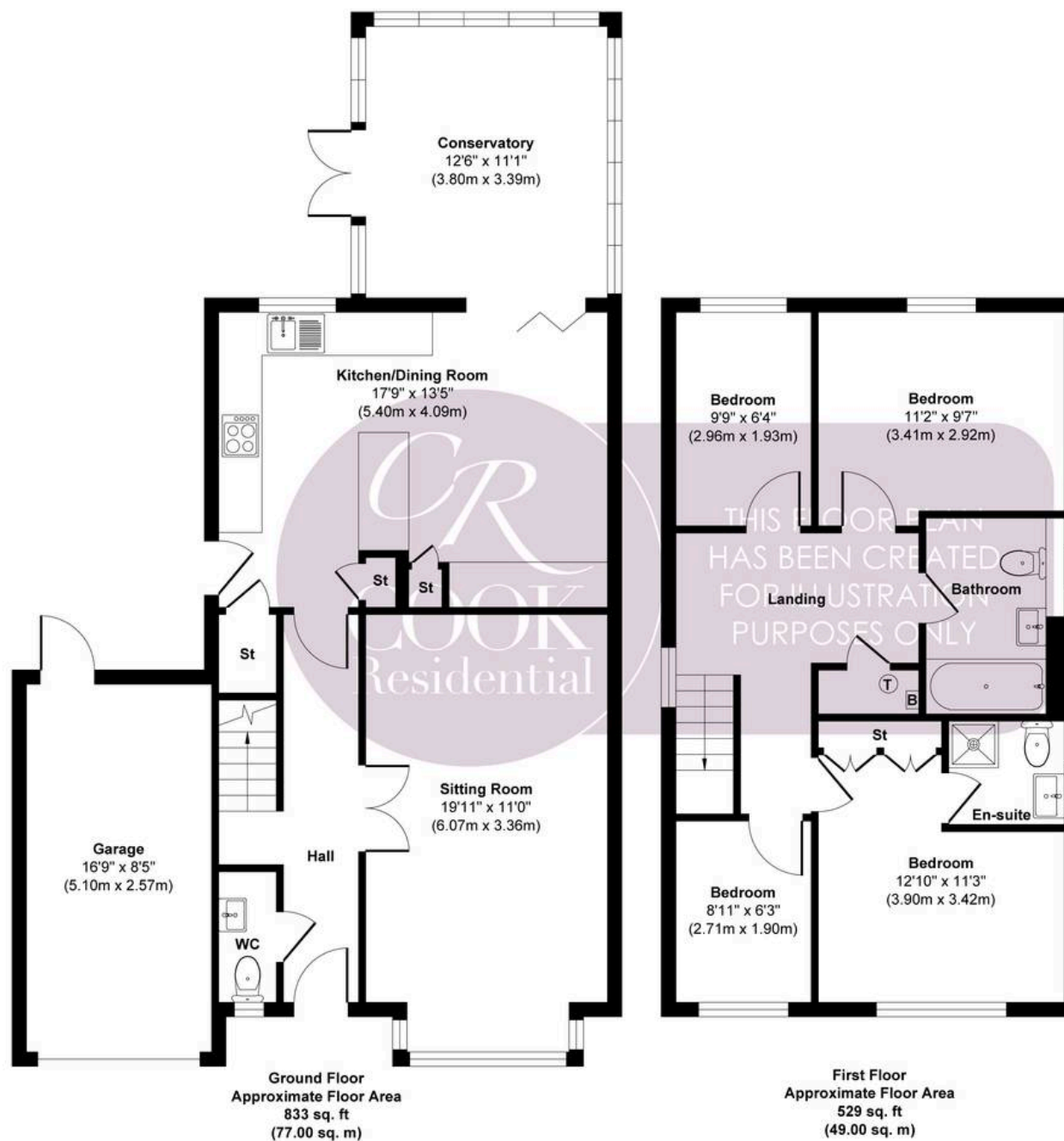
**Outside:** The rear garden has been thoughtfully landscaped to provide both seating and lawned areas surrounded by mature planting, creating a private and tranquil retreat. A paved patio accessed from the conservatory offers the perfect spot for outdoor dining, while the garden includes a storage shed and enjoys excellent sunlight throughout the day.

**Garage & Parking:** To the front of the property, there is driveway parking and an integral single garage situated to the left of the main entrance, ideal for secure storage or vehicle use.

**Location:** Sedgewick Gardens is a peaceful cul-de-sac located in Up Hatherley, one of Cheltenham's most desirable residential areas. This family-friendly neighbourhood benefits from excellent local amenities including a Sainsbury's supermarket, community centre, library, and several highly regarded primary and secondary schools. There are also parks, green spaces, and regular bus routes into Cheltenham town centre, while nearby Hatherley Lane provides quick access to Cheltenham Spa railway station, GCHQ, and the M5 motorway, making this an ideal location for both families and commuters.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.





**Approx. Gross Internal Floor Area 1362 sq. ft / 126.00 sq. m (Including Garage)**  
**Approx. Gross Internal Floor Area 1223 sq. ft / 113.00 sq. m (Excluding Garage)**





## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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.





## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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.