

Barton Way, Up Hatherley, GL51 3QR

Guide Price £425,000







Barton Way

Up Hatherley, GL51 3QR

A well-proportioned four-bedroom semi-detached family home offering a sitting room, an open-plan kitchen/dining/family room, a ground-floor bedroom, en-suite and a family shower room. No Onward Chain

Council Tax band: D

Tenure: Freehold

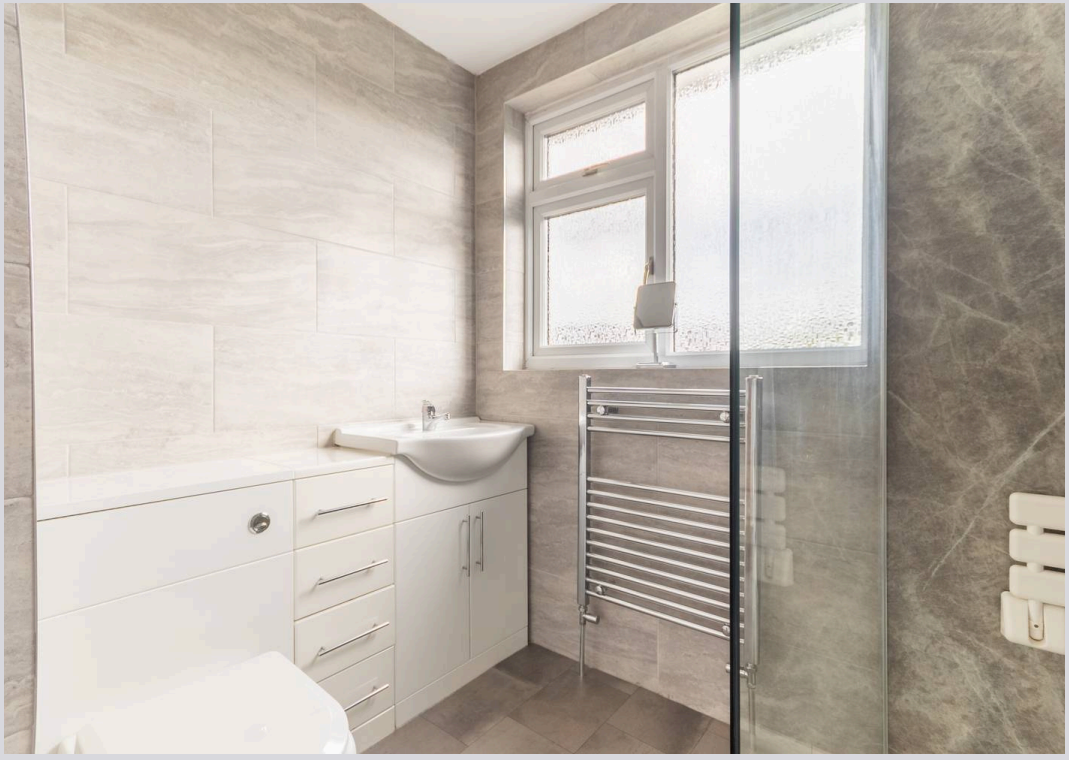
EPC Energy Efficiency Rating: C

- Four Bedroom Semi-Detached Family Home
- Spacious Kitchen/Dining/Family Room Overlooking The Garden
- Ground Floor Bedroom With En-Suite Shower Room
- Generous Rear Garden With Mature Trees And Patio
- Integral Garage And Driveway Parking
- Popular Up Hatherley Location With No Onward Chain









Situated within the popular residential area of Up Hatherley, this well-proportioned four-bedroom semi-detached family home offers versatile accommodation, generous living spaces and a particularly impressive rear garden. The property features a spacious sitting room, an open-plan kitchen/dining/family room with direct access to the garden, and a ground-floor bedroom with its own en-suite shower room, ideal for guests or multigenerational living. Upstairs, there are three further bedrooms and a contemporary family shower room. Outside, the extensive rear garden provides a wonderful setting for outdoor enjoyment, with mature trees, established planting and patio seating areas. Further benefits include an integral garage and driveway parking. Offered to the market with no onward chain, this appealing home presents an excellent opportunity for families seeking flexible accommodation in a well-established Cheltenham location.

Entrance Hallway: A bright and welcoming entrance hallway, featuring a glazed front door with an adjoining window allowing plenty of natural light. The hallway provides access to the sitting room and staircase leading to the first floor, with a useful built-in storage cupboard.

Sitting Room: A generously proportioned and inviting reception room, featuring a large front-facing window allowing plenty of natural light. A brick fireplace with a tiled hearth provides an attractive focal point, while glazed panels and a door lead through to the kitchen/dining/family room, creating a lovely connection between the living spaces.

Kitchen/Dining/Family Room: A spacious and versatile open-plan living area, thoughtfully arranged to accommodate cooking, dining and relaxation. The kitchen is fitted with a range of cream-coloured wall and base units, complemented by wood-effect work surfaces, tiled splashbacks, an integrated oven and a gas hob. A large window overlooks the rear garden, providing plenty of natural light. The dining area offers ample space for a family dining table, while exposed brick detailing adds character. Beyond, the family area enjoys an attractive outlook over the garden, with expansive sliding glazed doors opening directly onto the patio, creating a wonderful connection between the indoor and outdoor spaces.

Bedroom Four: Situated on the ground floor, this versatile bedroom is neutrally decorated and benefits from wood-effect flooring and a glazed door providing direct access to the rear garden. Ideal for guests, multigenerational living or use as a home office, the room also benefits from its own en-suite shower room.

En-Suite Shower Room: Fitted with a tiled shower enclosure with an electric shower, WC and wall-mounted wash hand basin. A heated towel rail and an obscured window providing natural light complete the room.

First Floor Landing: A bright and spacious landing with a window allowing natural light to fill the space. A wooden balustrade adds warmth and character, while the landing provides access to three bedrooms, and the family shower room.

Bedroom One: A generously proportioned double bedroom, enjoying a large front-facing window that fills the room with natural light. Neutrally decorated and carpeted throughout, the room offers ample space for either a kings size or double bed and additional bedroom furniture, creating a bright and comfortable principal bedroom.

Bedroom Two: A well-proportioned double bedroom overlooking the rear garden, with a large window allowing plenty of natural light. The room is neutrally decorated and carpeted throughout, with ample space for additional bedroom furniture.

Bedroom Three: A bright and versatile single bedroom, featuring a large front-facing window allowing plenty of natural light. It is neutrally decorated and carpeted throughout, and there is a fitted wardrobe providing valuable storage for the room . The room would be equally suited as a child's bedroom, nursery or home office.

Family Shower Room: A contemporary and stylishly appointed shower room, featuring a generous walk-in shower with a rainfall showerhead, separate handheld attachment and glass screen. The room is finished with attractive grey marble-effect wall tiles and complementary tiled flooring. A WC, wash hand basin set within a fitted vanity unit providing useful storage, chrome heated towel rail and an obscured window complete the room.

Rear Garden: A particularly generous and established rear garden, offering a wonderful outdoor space with considerable potential for further landscaping. Predominantly laid to lawn, the garden features a variety of mature trees, shrubs and established hedging, creating an attractive green setting. A paved patio adjoining the house provides space for outdoor dining and entertaining, while a timber gazebo offers an additional seating area towards the rear. The garden's impressive proportions make it particularly appealing for families and those who enjoy spending time outdoors.

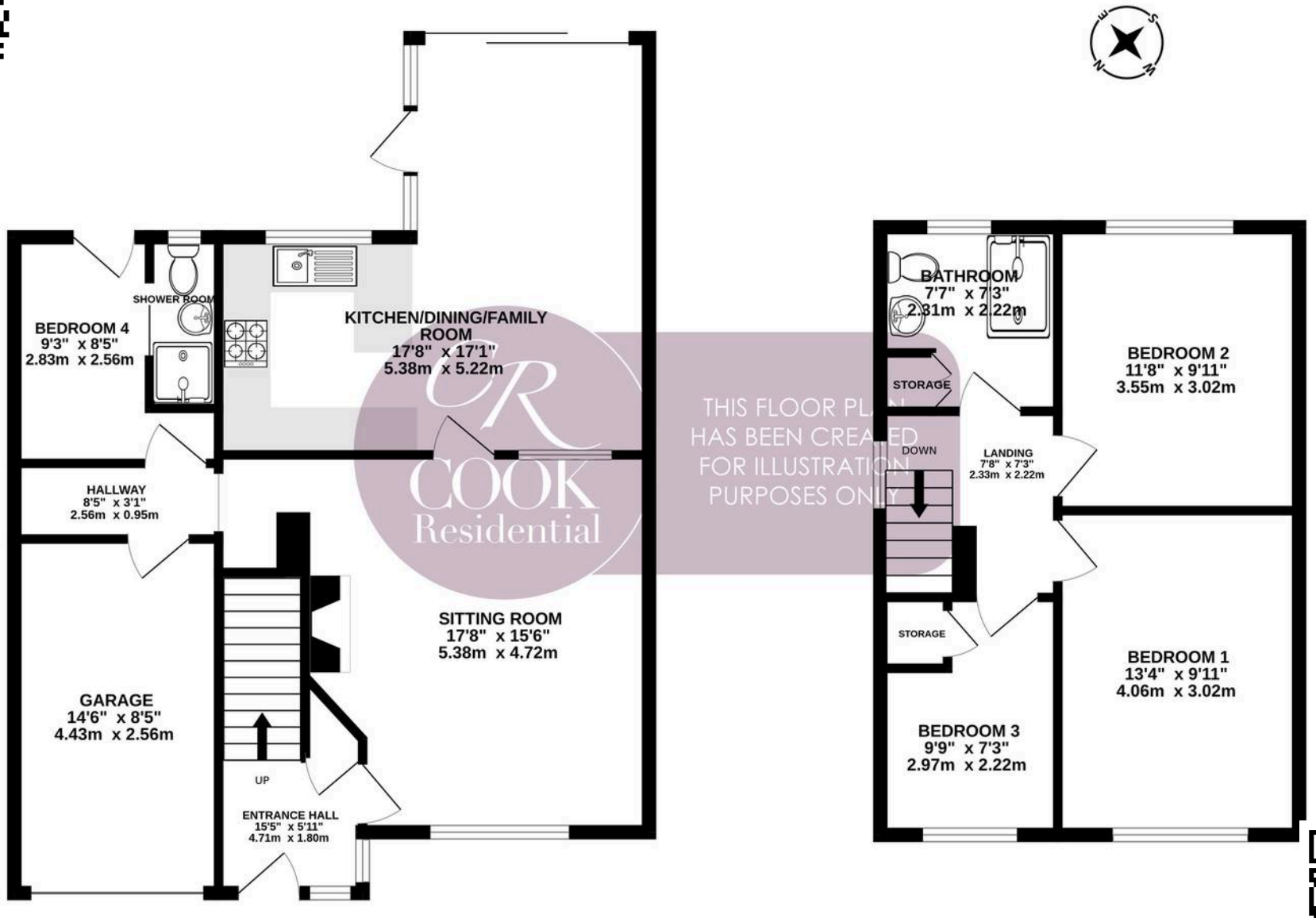
Front Garden And Parking: To the front of the property, a paved driveway provides off-road parking and leads to the integral garage, which is fitted with an up-and-over door. An attractive lawned garden with established shrubs adds to the property's kerb appeal, while a paved pathway leads to the front entrance. A gated side passage provides convenient access to the rear garden.

Location: Up Hatherley is a popular and well-established residential area to the south-west of Cheltenham, particularly appealing to families thanks to its excellent range of local amenities, schools and green spaces. Nearby Hatherley Park and the surrounding recreational areas provide opportunities for outdoor activities, while local shops and supermarkets cater for everyday needs. Cheltenham town centre is within easy reach, offering an extensive selection of independent boutiques, restaurants, cafés and cultural attractions. The area also benefits from convenient access to the A40, A46 and M5 motorway, making it well placed for commuting to Gloucester, Bristol and beyond.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All descriptions, dimensions and other details should be independently verified by prospective purchasers.

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY
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TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cook Residential

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

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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