

Ash Lane, Down Hatherley, GL2 9PS

Guide Price £780,000







Ash Lane, Down Hatherley

Gloucester, GL2 9PS

A striking detached family home extending to approximately 2500 sq.ft. on a private road. Comprising four bedrooms, two en-suites, a stunning open-plan living, study and generous rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Four Bedroom Detached Home Built in 2026 Set on a Private Road
- A Focus on Energy Efficiency With Air Source Heat Pump and Solar Panels
- 10 Year Build Zone Warranty From Date of Registration
- Beautifully Appointed Bespoke Kitchen
- Bi-fold Doors Open Onto The Wrap Around Garden
- Driveway and Garage Parking

































A striking four bedroom detached family home extending to approximately 2500 sq.ft. This property occupies an exclusive position on a private road within the sought-after village of Down Hatherley. Finished in 2026 and benefiting from the remainder of a 10-Year Build-Zone Warranty, this impressive home combines contemporary design with exceptional energy efficiency, featuring an air source heat pump, six solar panels, wet underfloor heating throughout the ground floor, a high-specification, bespoke kitchen, solid oak internal doors, a solid oak staircase, Spanish slate roof tiles, a garage and generous driveway parking. Offering beautifully appointed accommodation throughout, the property includes four bedrooms, two luxurious en-suites, a stunning open-plan kitchen/dining/family room, study and generous rear garden.

Entrance Hall: A welcoming and spacious reception hall creating an impressive first impression. Featuring attractive tiled flooring with wet underfloor heating, a striking solid oak staircase rising to the first floor, recessed ceiling lighting, and solid oak internal doors leading to the principal ground floor accommodation. The hallway provides access to the sitting room, study, cloakroom, kitchen/dining/family room and staircase to the first floor.

Sitting Room: A superb principal reception room extending the full depth of the property and offering excellent proportions for both everyday living and entertaining. Large windows to the front and side elevations, together with bi-fold doors opening onto the rear garden, allow natural light to flood the room throughout the day. Finished with attractive tiled flooring benefiting from underfloor heating and recessed ceiling lighting, the room provides a bright and elegant living space overlooking the gardens.

Study: Positioned to the front of the property, the study provides a versatile and practical space ideal for home working, studying or use as a hobby room. A large window overlooks the front aspect and allows plenty of natural light to fill the room, whilst tiled flooring with underfloor heating continues from the entrance hall.

Cloakroom: Conveniently positioned off the entrance hall, the cloakroom is fitted with a contemporary white suite comprising a WC and wash hand basin with storage beneath.

Kitchen/Dining/Family Room: Undoubtedly the heart of the home, this open-plan living space has been designed with both modern family life and entertaining in mind. The room enjoys a wonderful sense of space and light, enhanced by large-format glazing and impressive corner-opening bi-fold doors which create a seamless connection to the rear garden and patio. The luxurious high specification kitchen is beautifully appointed with a comprehensive range of sleek handleless cabinetry, complemented by quartz work surfaces and a substantial central island incorporating a breakfast bar. Integrated appliances are neatly incorporated within the design, whilst the island provides an excellent focal point for informal dining and socialising. The dining area is positioned to take full advantage of the garden views and enjoys direct access to the outdoor entertaining space, whilst a dedicated family seating area creates a relaxed and versatile living space. Tiled flooring with underfloor heating runs throughout, complemented by recessed lighting and contemporary fittings.

Utility Room: Accessed directly from the kitchen, the utility room has been finished to the same high standard as the main kitchen and provides an excellent practical workspace. Fitted with matching cabinetry, quartz work surfaces and a sink unit, the room offers additional storage and appliance space. A door provides access to the outside.

Landing: A spacious central landing provides access to all four bedrooms, the family bathroom and a useful storage cupboard.

Principal Bedroom: An outstanding principal suite occupying a substantial portion of the first floor and creating a true retreat within the home. Exceptional in scale, the room enjoys a bright and airy feel with two rooflights and large glazed doors opening onto a glass-fronted Juliet balcony overlooking the rear garden. The generous proportions provide ample space for a seating area, dressing area and home working space if desired.

Principal En-Suite Bathroom: Beautifully appointed and finished to an exceptional standard, the en-suite comprises a freestanding bath, large walk-in shower enclosure with rainfall shower, twin wash hand basins set within a floating vanity unit and WC. Stylish marble-effect tiling, a heated towel rail, illuminated mirror and rooflight combine to create a luxurious spa-like environment.

Bedroom Two: A generously proportioned double bedroom enjoying a pleasant outlook and offering ample space for a range of bedroom furniture. The room benefits from a bright and airy feel, creating an ideal guest bedroom or secondary principal suite.

En-Suite Shower Room: Bedroom Two is served by a stylish en-suite shower room comprising a large walk-in shower enclosure with rainfall shower, wash hand basin with vanity storage, WC and heated towel rail. Finished with contemporary marble-effect tiling and modern fittings.

Bedroom Three: A spacious double bedroom enjoying a pleasant outlook and offering excellent accommodation for family members or guests. The room benefits from generous proportions and neutral décor, creating a comfortable and versatile space.

Bedroom Four: A well-proportioned fourth bedroom, ideal as a guest room, nursery, dressing room or additional home office if required. The room enjoys good natural light and continues the high-quality finish found throughout the property.

Family Bathroom: The family bathroom has been finished to an excellent standard and features a contemporary suite comprising a bath with shower over, wash hand basin with vanity storage beneath and WC. Stylish marble-effect tiling, a heated towel rail, rooflight and modern sanitaryware combine to create a bright and elegant space, perfectly serving Bedrooms Three and Four.

Rear Garden: The property enjoys a generous rear garden, predominantly laid to lawn and enclosed by a combination of fencing and mature boundaries. A large paved terrace extends across the rear of the property, creating an ideal space for outdoor dining and entertaining whilst taking full advantage of the impressive corner-opening bi-fold doors from the kitchen/dining/family room. The garden also benefits from a detached outbuilding providing useful storage and enjoys a high degree of privacy, complemented by mature trees and established greenery beyond the boundaries.

Garage: A larger than average garage providing excellent storage and parking facilities, complemented by generous driveway parking to the front of the property.

Additional Details:

Tenure: Freehold

Council Tax Band: TBD

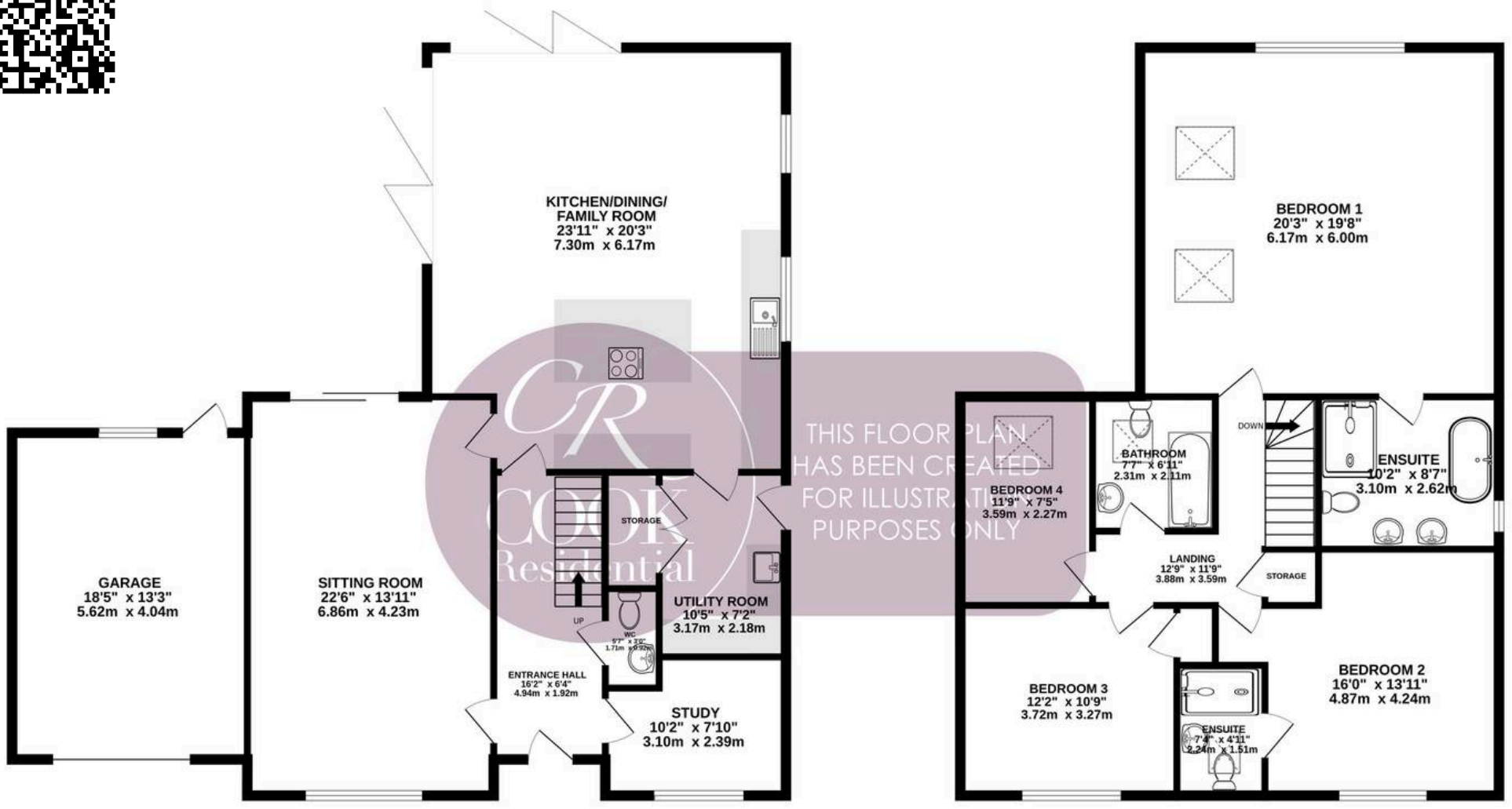
Build Warranty: 10 Year Build Zone Warranty

Location: Down Hatherley is a highly regarded village situated between Cheltenham and Gloucester, offering the perfect balance of rural surroundings and convenient access to amenities. The location provides excellent commuter links via the M5 motorway, whilst both Cheltenham and Gloucester offer an extensive range of shopping, dining, leisure and educational facilities. The village enjoys a strong sense of community and is surrounded by attractive countryside, making it an ideal setting for family life.

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.

GROUND FLOOR
1313 sq.ft. (122.0 sq.m.) approx.

1ST FLOOR
1081 sq.ft. (100.5 sq.m.) approx.



COOK Residential
THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATIVE PURPOSES ONLY

2,150 SQ.FT. / 199.7 SQ.M. EXCLUDING GARAGE

TOTAL FLOOR AREA : 2394 sq.ft. (222.4 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.
Made with Metropix ©2026



Cook Residential

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

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