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**8 POLEFIELD GARDENS**  
Hatherley Road, Cheltenham, GL51 6DY



# 8 POLEFIELD GARDENS

HATHERLEY ROAD, CHELTENHAM, GL51 6DY

*A stunning "A" rated eco home built in 2017 which achieved the Cheltenham Borough Council Civic award for Green Building.*

- Reception Hall
- Kitchen/Family Room
- Sitting Room
- Master Bedroom with En Suite and Dressing Room
- Four Further Bedrooms
- Two Family Bathrooms
- Study
- Cloakroom
- Courtyard
- Utility Room
- Balcony
- Parking
- Double Garage
- Large Garden (corner plot)

## DESCRIPTION

8 Polefield Gardens is a unique, modern, family home offering circa. 2700 sq.ft. of living accommodation. The accommodation is set over four floors with ground floor comprising of a welcoming reception hall and an open plan living/kitchen/dining room. The kitchen has Hacker handleless units, discrete built in Siemens appliances, minimal quartz worktop, a breakfast bar, induction hob and down draught extractor. The dining area is glazed on 2 sides and opens to the south facing patio and garden.

The lower ground floor has another reception room with patio doors onto the courtyard, double bedroom, bathroom, and a utility/laundry room. There is an integrated laundry chute connect to all floors of the home. The ground and lower ground floors have a wet underfloor heating system.

The first floor offers three double bedrooms, and a family bathroom with walk in shower and separate bath with Duravit fittings.



The 2nd floor could be called the "master floor" with a large double bedroom with balcony, en suite bath and shower room and a dressing room with built in wardrobes.

Cat 5 cabling and co-ax distribution points are supplied to all reception rooms to cover the majority of computing and TV requirements. The EPC "A" rating is achieved with the help of innovative insulation, heat recovery systems and photovoltaic panels.

#### OUTSIDE

8 Polefield Gardens has the benefit of being on a corner plot and as a result has a larger garden. The walled garden is mainly laid to lawn and has a lovely patio with a Southerly aspect which is perfect for al fresco dining and entertaining.

There is private gated access to the driveway, parking and a detached double garage with has an electric up and over door.

#### SITUATION

Much of the appeal of Polefield Gardens is its strong central location. 8 Polefield Gardens offers strolling distance to the quaint independent shops, cafes and delis that Tivoli is so well reputed for. In addition to these local amenities, Cheltenham's chic shopping districts Montpellier and the Promenade are also within a short stroll, offering a real cosmopolitan lifestyle to its audience. Cheltenham is a Spa town, well known for its Regency architecture and cultural offerings, playing host to several highly acclaimed festivals including Music, Jazz and Literary. The close proximity to the town centre, belying excellent communications links and exceptional schools such as Dean Close, Cheltenham College and The Cheltenham Ladies' College, all within walking proximity, make this area perennially popular for families. Cheltenham Spa Station is also only a 15 minute walk away.

#### LOCAL AUTHORITY

Cheltenham Borough Council 01242 262626

#### VIEWING

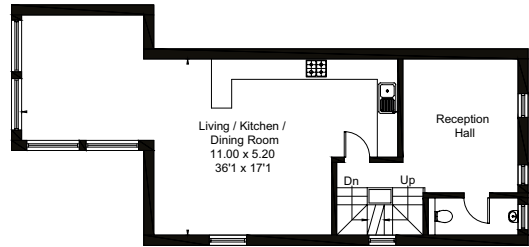
Viewing by appointment only



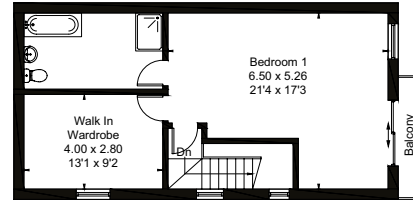


# FLOORPLANS

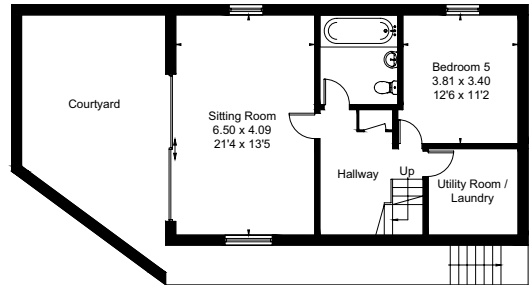
Approximate Floor Area = 248 sq m / 2671 sq ft  
 Garage = 26.3 sq m / 283 sq ft  
 Total = 274.3 sq m / 2954 sq ft



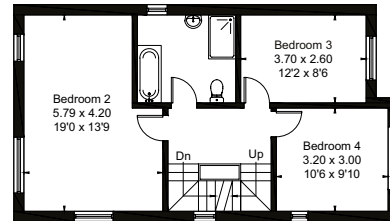
Ground Floor



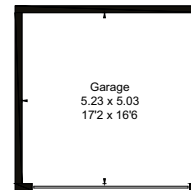
Second Floor



Lower Ground Floor

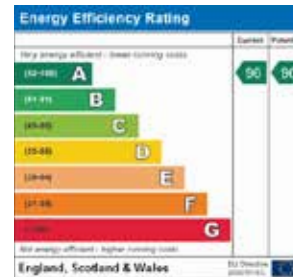


First Floor



(Not Shown In Actual Location / Orientation)

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