

Ash Lane  
Gloucester GL2 9PS



## Ash Lane, Down Hatherley, Gloucester GL2 9PS

This beautiful detached dormer bungalow has been renovated by the current owners to a very high standard and is located down a quiet private road in Down Hatherley, surrounded by open fields and impressive views.

Downstairs consists of: Entrance hall leading to the modern open plan kitchen / dining room with integrated appliances including oven, cooker and dishwasher and patio doors opening on the private enclosed garden. There is a cosy living room with log burner leading into the conservatory which overlooks the garden. Downstairs there is also the main bedroom with en suite shower room, a further two bedrooms and separate study. Upstairs has been cleverly converted into two double bedrooms and a family bathroom. A beautiful family home in a desirable area with close links to Gloucester and Cheltenham.

Freehold  
Council Tax Band: E





















GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.

1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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