



**A BEAUTIFULLY EVOLVED TOWNHOUSE FILLED WITH WARMTH, CHARACTER & LIGHT**



At 4 Hatherley Street, this is a home that tells a story, one shaped by 28 years of care, warmth and cherished memories. It is immediately apparent, even before you step inside, that this is a house that has been deeply loved and thoughtfully enhanced over time.

From the moment you enter, you are welcomed by a sense of character and comfort. Original wooden flooring runs underfoot, setting a timeless tone, while soft natural light gently draws you through the home. The heart of the property is the beautifully arranged open-plan living and dining space, where carefully considered rooflights flood the area with daylight.

Designed with both practicality and lifestyle in mind, the extension created by the current owner has transformed this part of the home into a sociable and inviting space, complete with a sitting and dining area overlooking the garden. Full width bifold doors seamlessly connect the interior with the outside, creating a wonderful sense of openness and flow.





The kitchen, designed by Wren Kitchens, forms an integral part of this space, featuring elegant wooden worktops, a classic butler sink, integrated appliances and a generous range of cabinetry. Striking Italian ceramic flooring warmed by underfloor heating, runs throughout, continuing visually into the garden to create a cohesive indoor-outdoor feel.

Flowing seamlessly from the kitchen, the thoughtfully designed utility room continues the same Italian tiled flooring and underfloor heating, and features matching cabinetry, a charming sink, a useful storage cupboard and space for a laundry appliance, while a luxurious shower room/cloakroom completes the practicality of the ground floor.

The home successfully blends original character with modern comfort. To the front, a charming sitting room offers a more intimate retreat, complete with a wood burning stove, traditional wooden flooring and a wonderfully cosy atmosphere for quieter moments.

Steps lead down to a versatile lower ground floor room with impressive ceiling heights, thoughtfully tanked and transformed into a highly usable additional space. Featuring bespoke bookcases and cupboards, together with a striking chimney recess that creates a natural focal point, the room lends itself beautifully as a guest bedroom, second sitting room, or home office.





Upstairs, the home offers two well proportioned bedrooms, both featuring original fireplaces and built-in cupboards, creating comfortable and practical spaces that continue the character found throughout the house. An airing cupboard on the landing provides additional useful storage. These rooms are served by a beautifully appointed bathroom, where a classic clawfoot bath and high quality fittings create a calming space of elegance and relaxation. Above, a large attic room offers excellent storage and exciting potential for future development should one desire, subject to the necessary planning consent.





Outside, the garden has been designed as a private oasis with mature plants and shrubs. Stone flag flooring and a decking area provide ideal settings for alfresco dining and entertaining, while the enclosed walled garden offers both privacy and charm. Secure gated access leads to a designated gravel parking area, with practical bin storage accessed from the rear lane.



**Council:** Cheltenham  
**Council Tax:** D  
**EPC:** C  
**Title Number:** 19281283  
**Tenure:** Freehold

**To arrange to view this property please call 01242 781781 or to find out more, please visit our website [althorps.co.uk](http://althorps.co.uk)**

This is a truly special home, one that combines period character with thoughtful modern updates, located in the heart of Tivoli, Hatherley Street is perfectly placed for those who value both community and convenience. Independent cafés, shops and restaurants are just moments away in Tivoli, The Suffolks, Bath Road and Montpellier, while excellent schools, green spaces and Cheltenham town centre are all within easy reach, making this an ideal setting for both everyday living and a vibrant town lifestyle. The property is particularly well placed for commuters, offering straightforward access to the A417 for Cirencester and Swindon, the M5 for Bristol and the Midlands and onward connections to the M4 for London and the South East. Cheltenham Spa railway station provides regular direct services to London Paddington.

# 4 Hatherley Street

Approximate Gross Internal Area = 140.8 sq m / 1515 sq ft

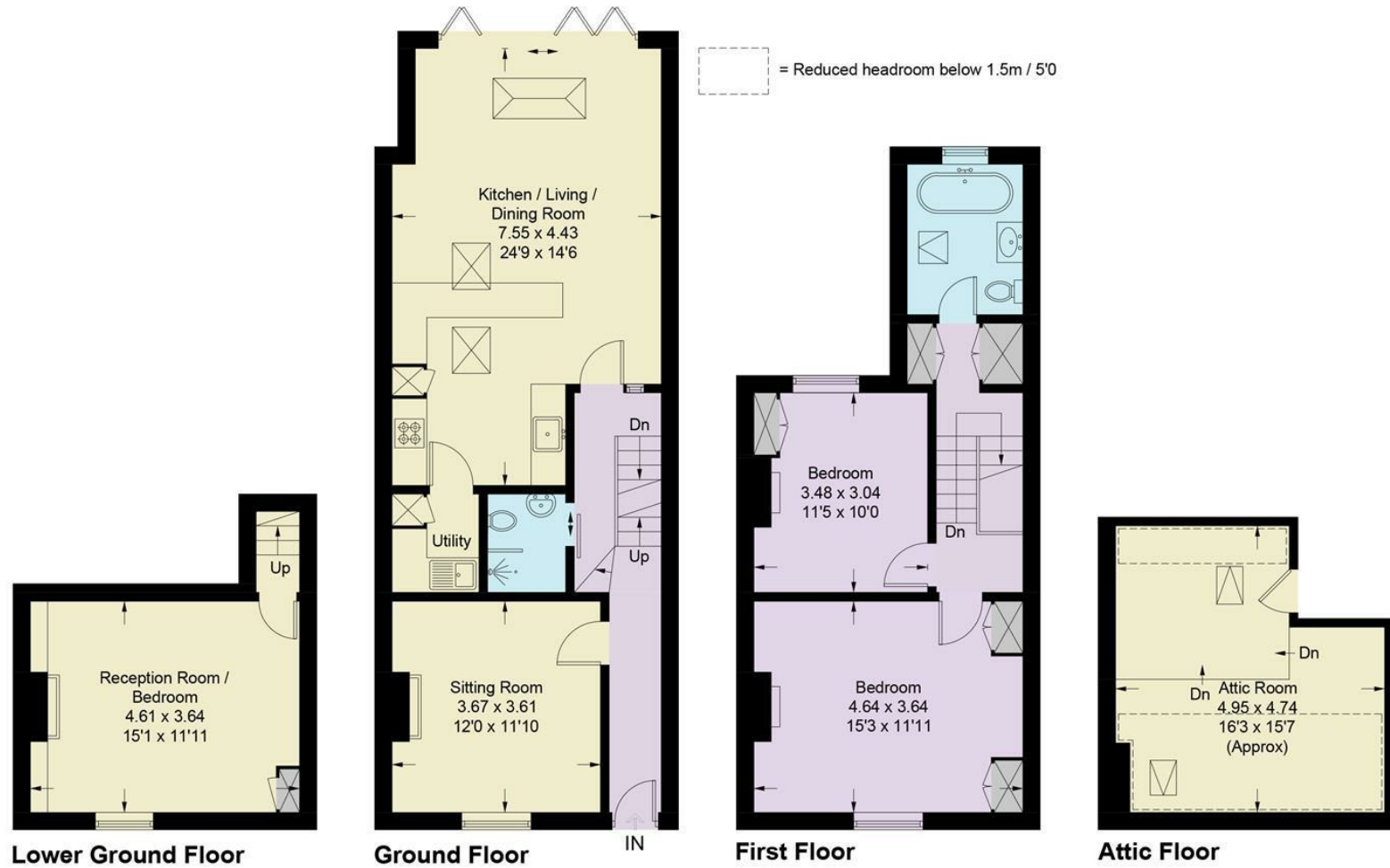


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