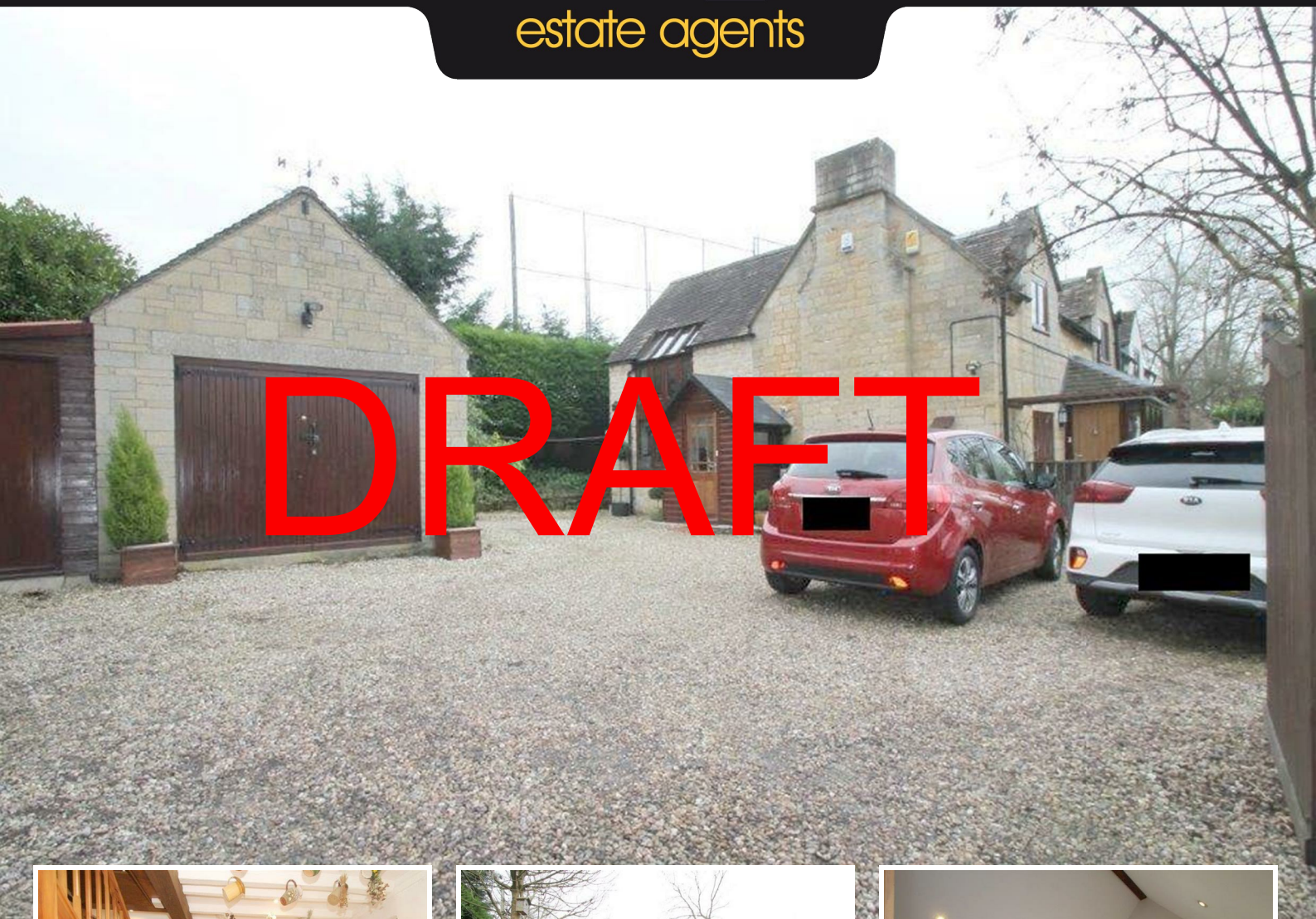




tag
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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	EU Directive 2002/91/EC	

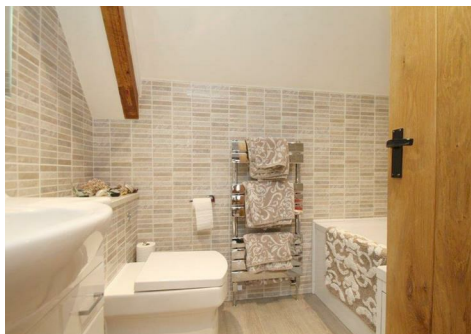
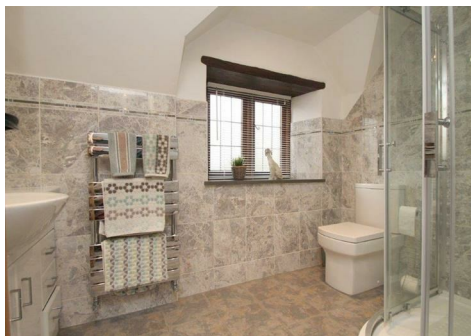
Situation

The delightful village of Bredon lies on the lower slopes of Bredon Hill beside the River Avon. Dating back to the early Bronze Age it has a history of farming and community right up to the present day, with a number of listed buildings including a Norman church and a 14th century threshing barn.

Situated just three miles from Tewkesbury, it has a large, established and popular residential community. with the benefit of a village shop and post office, primary school, doctors' surgery, village hall , park, tennis courts, cricket club and two public houses its proximity to the motorway and the railway station makes it an ideal location.

PROPERTY SUMMARY

18th Century Cottage
 Lounge & Separate Dining Room
 Study/Utility/Bedroom Four
 Refitted Kitchen
 Three Bedrooms
 Bathroom & En Suite
 Gas Central Heating
 Double Glazing
 Southerly Facing Rear Garden
 Detached Garage & Off Road Parking



Description

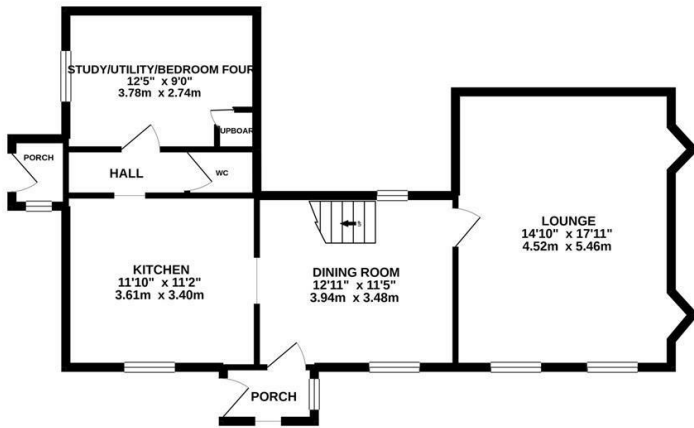
Delightful 18th Century stone built cottage located within the sought after village of Bredon within easy walking distance to local amenities.

Set behind double gates this family home briefly comprises, entrance porch leading onto an inner hallway with down stairs cloakroom. Refitted country style kitchen with under cupboard lighting and kitchen island archway leading onto a spacious dining room with exposed beams and brickwork. The living room boasts both oriel windows and a log burner. Downstairs further offers a further porch way leading onto the garden and a study/ utility room previously used as a forth bedroom.

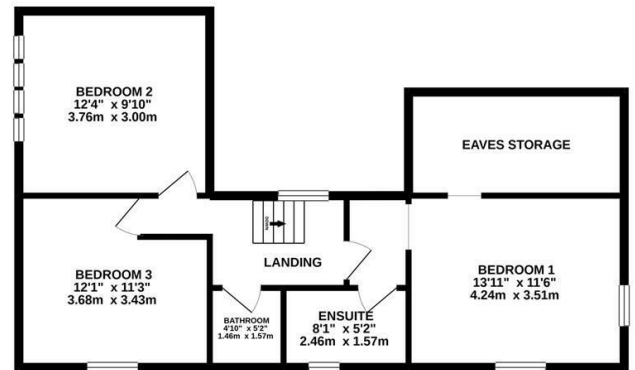
Upstairs offers ample character with sloped ceilings and exposed beams. Leading from the landing are three double bedrooms and a family bathroom, with bedroom two offering vaulted ceilings and bedroom one offering a spacious en suite bathroom.

To the outside of the property is a large gravelled driveway a detached garage with power and lighting and a separate workshop. The rear garden is southerly facing and has been beautifully landscaped. The property is further complimented with gas central heating and double glazing throughout.

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 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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Lounge

17'11 x 14'0 (5.46m x 4.27m)

Dining Room

12'11 x 11'5 (3.94m x 3.48m)

Study/Utility/Bedroom Four

12'5 x 9'0 (3.78m x 2.74m)

Kitchen

11'10 x 11'2 (3.61m x 3.40m)

Bedroom One

13'11 x 11'6 (4.24m x 3.51m)

En Suite

8'1 x 5'2 (2.46m x 1.57m)

Bedroom Two

12'4 x 9'10 (3.76m x 3.00m)

Bedroom Three

12'1 x 11'3 (3.68m x 3.43m)

Bathroom

5'2 x 4'10 (1.57m x 1.47m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@ancientgrudge.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory, C Wilkinson & V Davis trading as tag estate agents