



Bredons Hardwick



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Rectory Lane, Bredons Hardwick, Tewkesbury, GL20 7ED

£395,000 Freehold

A beautifully presented 2 bedroom, semi detached, former granary with a good size detached garage and views across open fields.

NO ONWARD CHAIN • entrance hall • cloakroom • large living/dining room with log burner • modern kitchen • 2 double bedrooms • 2 en suite bath/shower rooms • 2 courtyard gardens • large detached garage with storage • ample parking

Description

A former granary barn, full of character and charm. The very well presented accommodation includes an entrance hall, a wonderfully light and spacious living/dining room with dual aspect and recently installed log burning stove, and a recently fitted kitchen offering a sympathetic yet contemporary feel with fitted appliances and French doors leading to the garden. There is also a cloakroom on the ground floor. Upstairs, there are 2 double bedrooms, the master with a Juliet balcony, large en suite bathroom, and a wardrobe with sliding doors. The second bedroom offers an en suite shower room and splendid views across to the River Avon and out towards the Malvern Hills. Externally, there are 2 garden areas, the larger with a summer house and seating area, and the smaller is outside the kitchen with garage access. The garage is an excellent size with double open doors at the front and storage space in the 'garage loft' which is boarded with ladder access. The property benefits from gas central heating, double glazing, and no onward chain. Wychavon Borough Council - Tax Band D.

What3words: remodels.alley.worthy

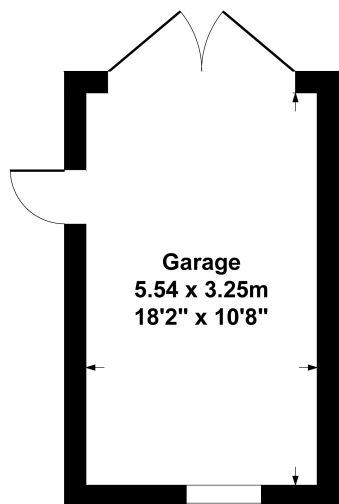




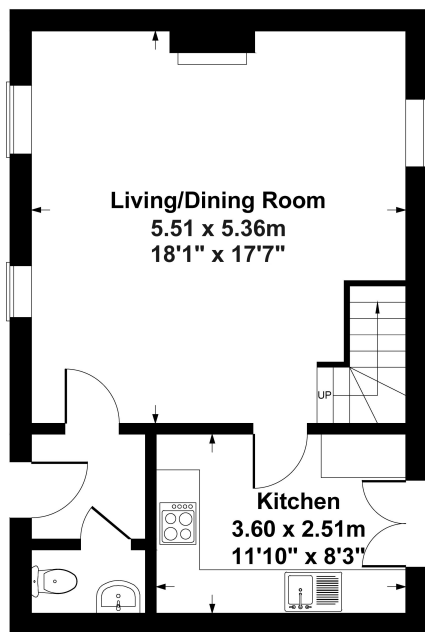
Situation

Nestled down a small no-through road, in the hamlet of Bredons Hardwick, a mile from the larger village of Bredon, and under 2 miles to the Medieval town of Tewkesbury. The Cross Keys pub and Croft Farm Water Park are within walking distance. All the usual amenities are in Bredon and Tewkesbury with small independent retailers, coffee shops, bars and restaurants, and Cheltenham and Gloucester are further afield. Excellent road and rail links are also nearby with the M5, and Ashchurch, Gloucester, and Cheltenham train stations.

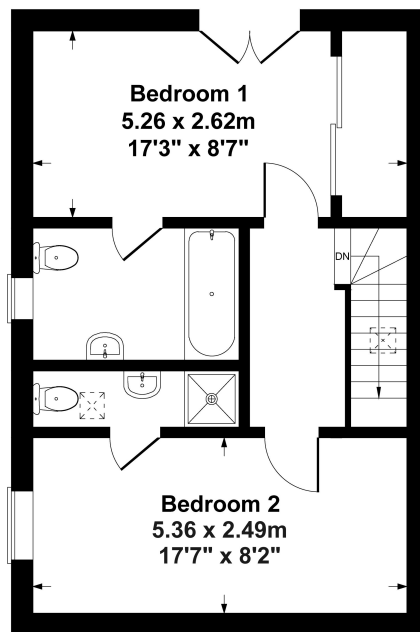
Approximate Gross Internal Area
105 sq. metres (1130 sq. feet)



Garage



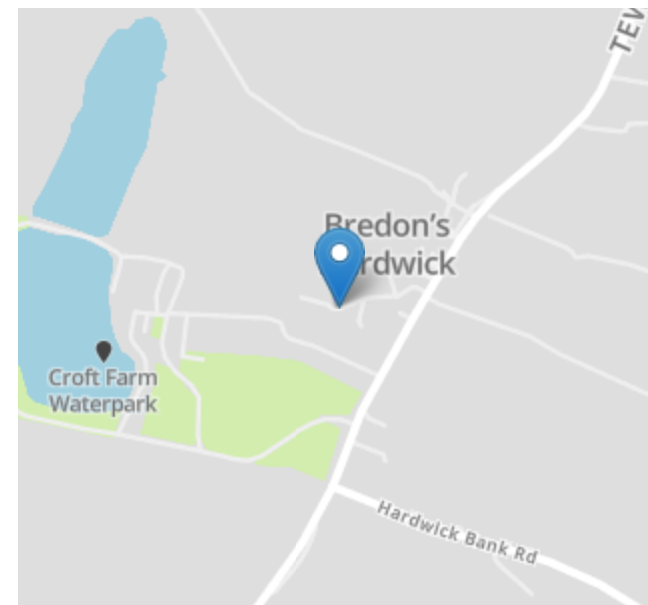
Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 84 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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