



Bredon

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Polhawn, Dock Lane, Bredon, GL20 7LG

Currently this is a lovely, 2 bedroom bungalow with the advantage of being beautifully light with large picture windows providing far reaching views over the river to the Malvern Hills.

The accommodation comprises of a good size lounge with log burner; a dual aspect kitchen/dining room with fitted wall and base units including an integrated hob and oven. A glazed door leads through to a conservatory which opens out onto a private patio area.

There are two double bedrooms and a modern contemporary styled bathroom.

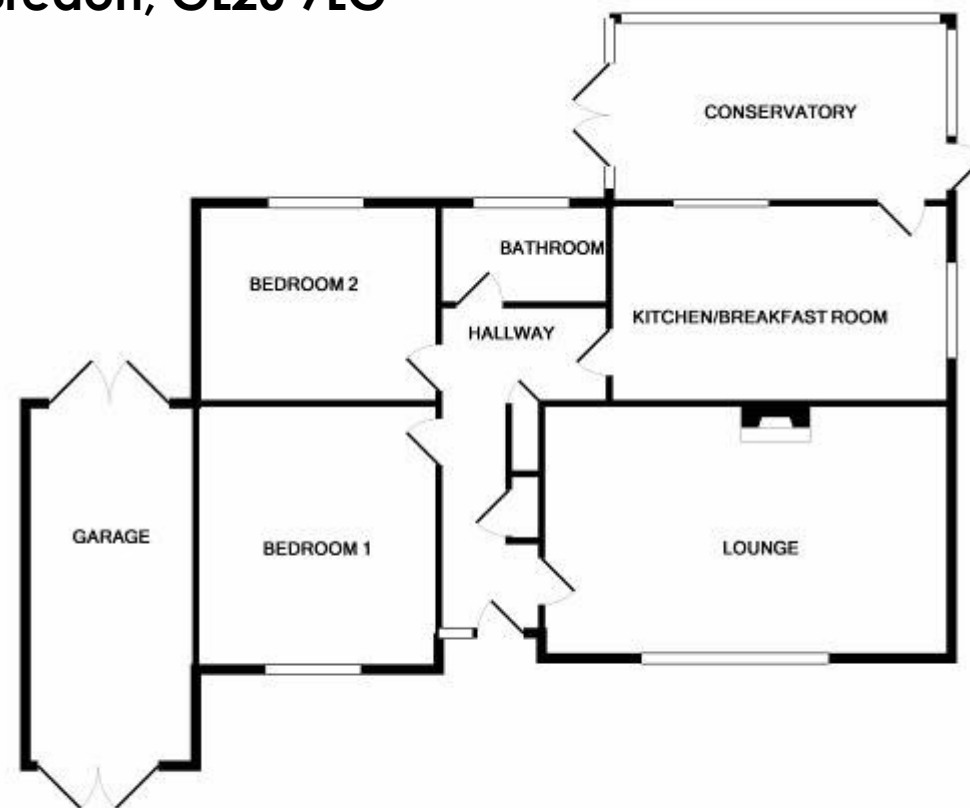
Outside there is an attached single garage with driveway parking, a mature planted garden to the front, gated side access to the rear with patio and steps up to a lawn garden area.

The property benefits from mains gas central heating.

Bredon is a sought after village, not least for its proximity to the motorway network, but also for its excellent village facilities which include a doctor's surgery, parish church, primary school, shop, post office, restaurant, sports facilities including Bowling Green all within easy walking distance of the property.

Approx Distances:

Tewkesbury 4; Cheltenham 15; Evesham 12; Worcester 20; Birmingham 45; London 123;



Lounge	19'4"x11'11"
Kitchen/Dining Room	16'3"x9'4"
Conservatory	17'1"x8'8"
Bathroom	7'10"x5'7"
Bedroom 1	11'11"x11'5"
Bedroom 2	11'6"x9'5"

Single Garage



Ground Floor

Living Room	23'5"x14'5" (12' min)
Kitchen/Dining/Family Room	23'5"x15'1" (11'6"min)
Utility	9'6"x8'10"
Wc	

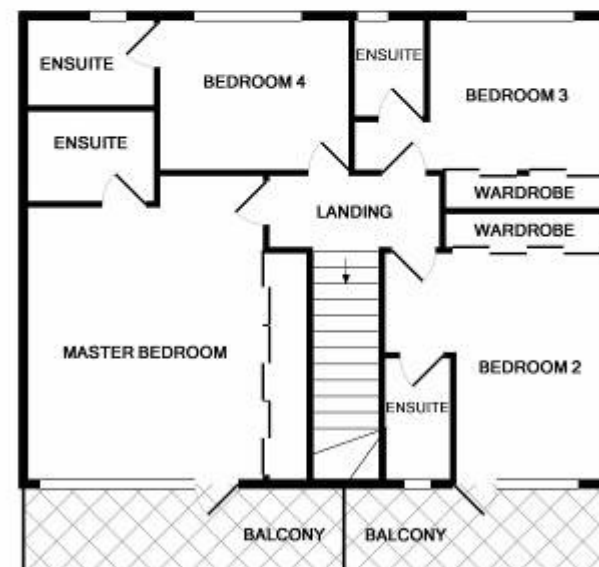
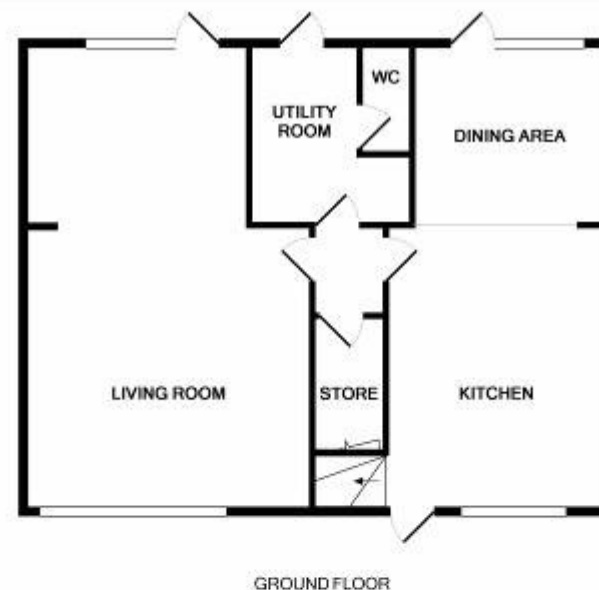
First Floor

Master Bedroom	14'5"x11'10"
Ensuite	7'11"x5'7"
Bedroom 2	11'10"x9'9"
Ensuite	6'7"x4'11"
Bedroom 3	11'10"x9'10"
Ensuite	6'7"x4'11"
Bedroom 4	9'9"x7'11"
Ensuite	7'11"x5'7"

Double Garage 20'8"x17'5"

In addition the vendors have received full planning permission to redevelopment the property to create a contemporary detached home with detached double garage.

The accommodation would include a dual aspect living room; a dual aspect kitchen/dining/family room; a utility and ground floor wc. On the first floor will be 4 double bedrooms each with an ensuite.



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

Guide Price £310,000

Viewing strictly by arrangement with Engall Castle Ltd

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