



**Kemerton**

**01684 293246**



## 2 Grange Court, Kemerton, GL20 7JJ

This is an immaculately presented single storey, mid terrace barn conversion located within the popular and sought after village of Kemerton.

On entering this property you will immediately appreciate how beautifully light and spacious it feels with vaulted ceilings creating drama and character.

Fully refurbished throughout the accommodation comprises of a large dual aspect lounge with attractive Cotswold stone fire place with open chimney. Patio doors lead out into the garden at the rear.

Adjacent is the modern kitchen which is fitted with a range of wall and base units with integrated gas hob, double electric oven, fridge and freezer. There is also a dishwasher and in the hallway a useful laundry cupboard with plumbing and space for a washing machine and tumble drier.

There are three double bedrooms with the guest bedroom having the benefit of a modern ensuite shower room.

Completing the accommodation is a modern family bathroom comprising of a panel bath with shower over, wall hung vanity unit with twin inset wash basins, low level wc and heated towel rail.



Outside the attractive garden has a patio area, lawn and planted borders.

There is a single garage with power and light, which is situated en bloc at the end of the garden with space for parking in front.

At the front of the property an attractive courtyard leads to the 'formal' front door.

The property has double glazed windows throughout and a gas fired combination boiler serving the heating and water.

Kemerton is a village within an area designated of Outstanding Natural Beauty having the benefit of a Parish church, local pub, café/antiques shop, community centre and nursery school.

Approx distances (miles): Tewkesbury 5; Evesham 12; Cheltenham 16; Worcester 20; Birmingham 45; London 123;

# GROUND FLOOR

## Ground Floor

Entrance Hall  
 Lounge/Dining room 23'5"x13'8"  
 Kitchen 10'x10'  
 Laundry cupboard

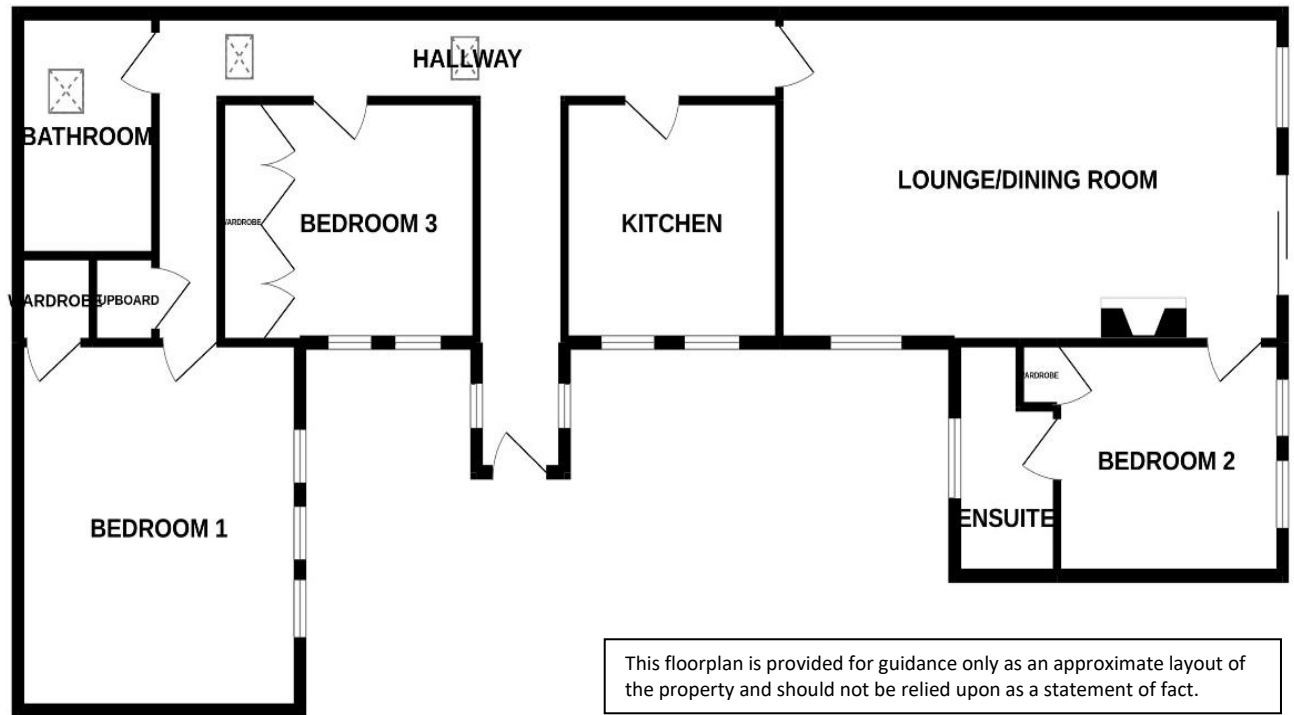
Bedroom 1 15'2"x13'4"  
 Bedroom 2 10'6"x9'6"  
 Ensuite 9'x4'9"  
 Bedroom 3 10'x9'7"  
 Bathroom 10'1"x6'5"

## Outside

Single Garage en bloc

Gas Central Heating  
 Mains Drainage

Tewkesbury Borough Council Tax Band E



**Guide Price £485,000**

Viewing strictly by arrangement with Engall Castle Ltd  
 155 High Street Tewkesbury Gloucestershire GL20 5JP  
 Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm  
 email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**  
[www.engallcastle.com](http://www.engallcastle.com)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46   E	74   C
21-38	F		
1-20	G		

### Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

