



**Berrow**

**01684 293246**



# Cantflow, Chancel Close, Berrow, WR13 6AX

Once a humble cart shed, now the front door opens into the most beautiful, loved and cared for home having been updated and maintained to the highest standards and with its glorious gardens, we promise you will visit and never want to leave!

Believed to originate in the 1870s it is situated within a private road behind Berrow church with gardens backing onto open fields.

Inside the accommodation comprises of a delightful lounge which is beautifully light created by the oak framed double glazed windows and patio doors across the whole of one wall providing a lovely outlook into the garden. Much character is retained with oak beams and a multi fuel burner completing the atmospheric look and feel of the room.

A door leads through to kitchen which is fitted with a range of bespoke solid oak kitchen units with a solid wood worktop over, a range style cooker and extractor above and an integrated fridge. A door opens from the kitchen into the orangery which is the perfect space to while away the hours overlooking the garden whilst entertaining friends, or enjoying that quiet dinner for two – whatever the occasion you will feel as though you are in a countryside retreat.

Being a single storey conversion, also on the ground floor there are two bedrooms and bathroom. The bathroom is fitted with a panel bath with shower over,



pedestal sink and low level wc. The main bedroom with the advantage of patio doors onto a delightful seating area for that first cup of tea in the morning!

An oak staircase leads from the hall into the attic space which is excellent additional useable space.

The property sits in a plot just under ½ and acre with a glorious large level rear garden planted with specimen trees, sweeping lawn, planted beds all with a natural hedgerow back drop adj to the fields beyond.

The is an attached garage benefitting from power and light and garden shed.

At the front there is an attractive lawn with a double gated driveway to the side providing further parking and access to the garage.

Berrow is a small hamlet situated between the market towns of Tewkesbury and Ledbury with Cheltenham, Gloucester and Worcester easily within a 30 minute drive.

Approx distances: (miles)

Tewkesbury	7	Cheltenham	20	Birmingham	59
Ledbury	7	Gloucester	13	Bristol	47
Malvern	11	Worcester	23	London	128



## Ground Floor

Entrance Hall	
Lounge	19'8" x 12'11"
Kitchen	11'6" x 8'
Orangery	15'6" x 8'7"
Bedroom 1	11'9" x 11'
Bedroom 2	8'10" x 7'5"
Bathroom	7'6" x 5'11"

## Attic Space

### Outside

Garage	17'1" x 10'7"
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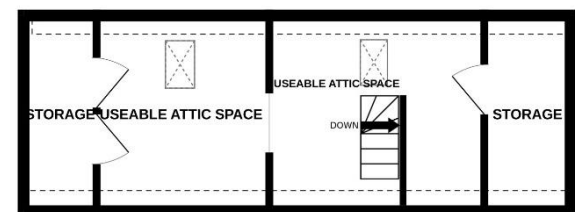
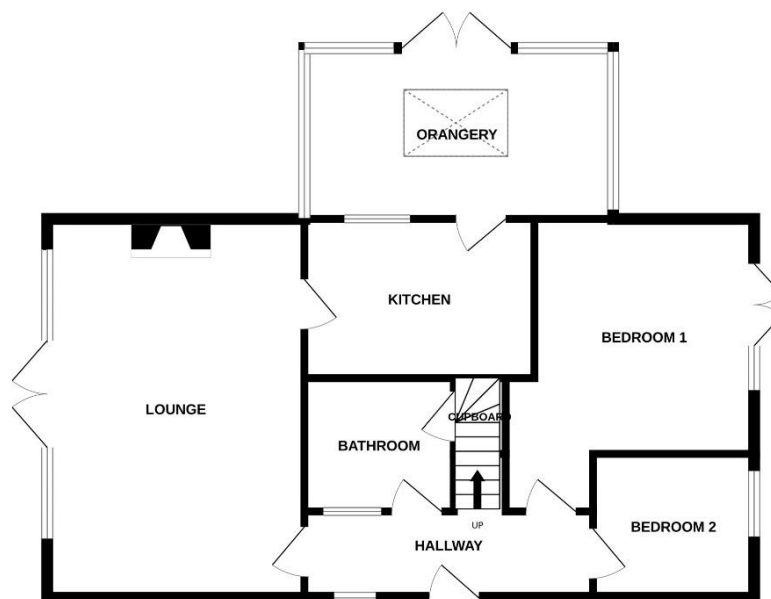
### Services:

Mantair Septic Tank Drainage  
Oil Fired Central Heating  
Mains water

Situated within the curtilage of a Listed Building

**Malvern Hills District Council Tax Band E**

GROUND FLOOR

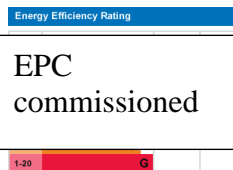


This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

**Guide Price £535,000**

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