



**Bredon's Hardwick**

**01684 293246**



# Daling House, Rectory Lane, Bredon's Hardwick, Tewkesbury, GL20 7EE

A large welcoming hallway greets visitors to this individual detached home. Built for the current vendors in the late 70s it offers light and generously proportioned accommodation throughout, having been loved and enjoyed by the family.

The accommodation briefly comprises of a large triple aspect lounge with an ornamental fireplace with inset electric fire. Patio doors lead through to a large conservatory offering the perfect space to sit and enjoy the stunning rear garden. Double doors open through to the dining room.

The kitchen is adjacent to the dining room and is fitted with a range of wall and base units. There is a door out to the side garden.

Completing the accommodation on the ground floor and off the hallway is a cloakroom with wc and a utility room which also has a door through to the garage.

On the first floor there are four double bedrooms and a family bathroom. The modern bathroom is fitted with a panel bath, separate shower cubicle, pedestal wash basin and low level wc.

The property has the benefit of gas fired central heating, mains drainage and upvc double glazed windows and doors.



Outside the gardens are glorious; landscaped with deep attractive borders planted with mature trees and shrubs with a meandering lawn leading down to the bottom of the garden.

Being south west facing it has the full benefit of the sun and there is a patio area and gated side access to the front of the property.

At the front a large driveway leads to the double garage and provides ample parking for several vehicles. The garage has the benefit of power and light and a personal door into the house via the utility room.

Located in the semi-rural hamlet of Bredon's Hardwick between Tewkesbury and Bredon it has a local sports centre and village inn within easy walking distance. There are also excellent public transport links with neighbouring villages and Tewkesbury town centre.

Approximate Distances (miles):

|               |               |
|---------------|---------------|
| Tewkesbury 2  | Cheltenham 13 |
| Evesham 14    | Worcester 18  |
| Birmingham 43 | London 121    |



**Ground Floor**

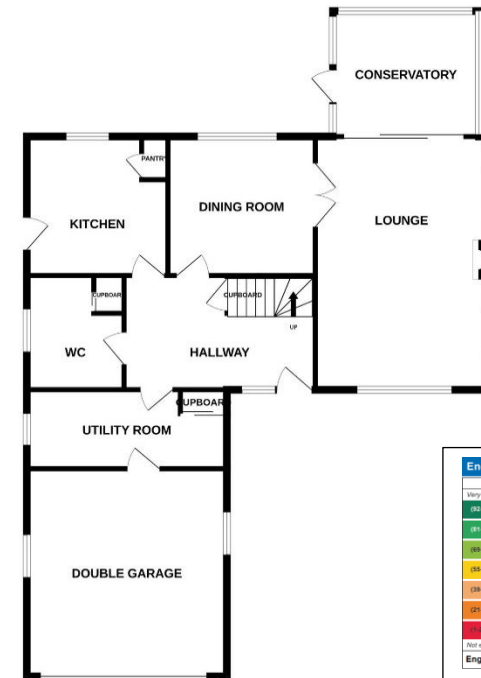
|               |               |
|---------------|---------------|
| Entrance Hall | 14'9"x7'10"   |
| Lounge        | 19'8"x13'3"   |
| Dining Room   | 11'5"x10'10"  |
| Kitchen       | 10'11"x10'10" |
| Conservatory  | 11'4"x9'9"    |
| Cloakroom/WC  | 8'4"x7'6"     |
| Utility       | 15'6"x6'1"    |

**First Floor**

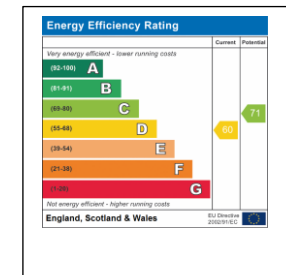
|           |              |
|-----------|--------------|
| Bedroom 1 | 12'2"x10'11" |
| Bedroom 2 | 11'8"x10'11" |
| Bedroom 3 | 11'8"x10'11" |
| Bedroom 4 | 10'2"x8'4"   |
| Bathroom  | 8'2"x7'11"   |

**Outside**

|               |           |
|---------------|-----------|
| Double Garage | 16'x15'7" |
|---------------|-----------|

**Wychavon District Council Tax Band G**

1ST 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 £600,000

Viewing strictly by arrangement with Engall Castle Ltd

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