



Bredon's Hardwick

01684 293246



The Grange Bredon Road, Bredon's Hardwick, GL20 7EE

Every room in this handsome detached 1930s home is beautifully light and immaculately presented with Karndean flooring on the ground floor and carpeting on the stairs and first floor.

The dual aspect lounge is no exception to this with the added advantage of patio doors leading out to the garden and a chimney which is believed could be opened for a log burner if required.

Across the hall is the dining hall which also has the advantage of dual aspect windows and has a modern gas fire in a feature fireplace. A door leads into the kitchen which is fitted with a range of white wall and base units with an integrated gas hob, electric single oven and extractor over. There is a useful understairs cupboard and a door leading to the rear lobby.

Completing the accommodation on the ground floor is a wc.

On the first floor there are three bedrooms again all beautifully light with both doubles benefitting from dual aspect windows. The third bedroom also benefits from fitted wardrobes.

The contemporary styled bathroom is fitted with a modern white suite comprising of a free standing bath, separate shower cubicle, vanity unit with wash basin, low level wc and chrome towel rail.



Outside the gardens wrap around the whole property which sits centrally. At the front they are laid predominantly to lawn with an attractive Cotswold stone boundary wall, mature trees and block paved gated driveway providing off road parking for several vehicles.

A gate from the drive leads through to the rear garden which again is designed for ease of maintenance being laid to lawn with fruit trees, brick outbuilding with power and light, garden shed and patio. A further gate leads out to the rear lane providing access to the garage.

The garage is large with ample space for a car and workshop area and benefits from power and light.

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 distances. 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

Lounge 18'6"x11'1"
 Dining Room 11'x10'1"
 Kitchen 11'6"x8'1"
 Downstairs wc

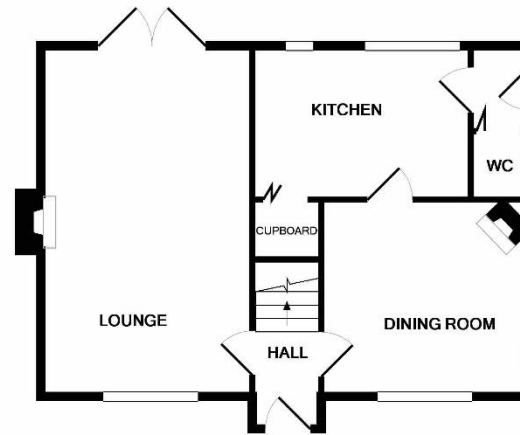
First Floor

Bedroom 1 12'10"x11'1"
 Bedroom 2 12'10"x10'2"
 Bedroom 3 9'9"x7'11"
 Family Bathroom 7'2"x5'10"

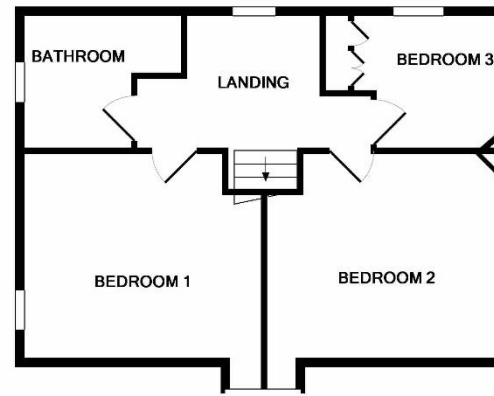
Outside

Garage 21'10"x9'5"
 Garden Shed
 Brick Shed

Wychavon District Council Tax Band F



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	52	58
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (02-100)		
B (11-91)		
C (18-75)		
D (25-60)		
E (35-54)	45	51
F (41-38)		
G (51-28)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 £425,000 Freehold

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

01684 293 246
www.engallcastle.com



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