



**Tewkesbury**

**01684 293246**



# The Old Police Station, Bredon Road, Tewkesbury, GL20 5BZ

Located within minutes of the High Street, this distinctive Grade II Listed property is full of character and glimpses of its illustrious past. Throughout it has been sympathetically modernised and extended with stunning vaulted ceiling features, stone mullion windows and some original prison cell doors.

From the moment you enter through the original oak front door into the large welcoming hallway, you will experience a glimpse of the character and stature of this remarkable home. There are three reception rooms; a dual aspect lounge with elegant high ceilings and modern inset coal effect gas fire; a beautiful rounded sitting room with pretty keyhole window and a dining hall.

The dual aspect dining hall has a stunning vaulted ceiling, attractive built-in dresser and has space for a sitting area as well as a dining table. A door leads into the modern kitchen/breakfast room which is fitted with a range of modern wall and base units with a gas fired Aga and an integrated dishwasher.

Off the kitchen is a large utility room and completing the accommodation on the ground floor is a wc.

On the first floor there are three bedrooms and large family bathroom. The main bedroom has the advantage of a walk-in wardrobe, dressing room and large ensuite bathroom, fitted with panel bath, shower cubicle, vanity unit with inset wash basin and low level wc.



The main bathroom is large with a freestanding contemporary bath, shower cubicle, vanity unit with inset wash basin and low level wc.

There are 3 further bedrooms on the second floor together with a useful box room. The guest bedroom also benefitting from an ensuite shower room.

Being spacious the internal accommodation is flexible and offers great flexibility and work from home options.

Outside the gardens have been arranged to provide further paved parking, patio areas, lawn and planted borders. Electrically operated double gates provide vehicle access to the rear and there is an additional parking space in front of the gates at the rear. There is a useful store at the side of the property which also provides access to the front. In the front the gated garden is paved with mature shrubs and tree.

The property is prominently located on the edge of the town centre, within easy walking distance of the town's amenities.

Tewkesbury is an excellent commuter town with access to the motorway & rail networks less than 2 miles from the centre.

Approximate distances (miles):

Cheltenham	10	Worcester	17	Birmingham	53
Gloucester	13	Bristol	49	London	121

## Ground Floor

Entrance Hall	10'4"x9'
Lounge	15'9"x15'8"
Sitting Room	13'4"x11'6"
Dining Hall	26'8"x10'5"
Kitchen/breakfast room	22'1"(max)x13'3"(max)
Utility Room	15'9"x8'6"
WC	

## First Floor

Bedroom 1	15'8"x13'4"
Dressing Room	13'10"x10'6"
Ensuite	13'4"x8'4"
Walk-in wardrobe	13'10"x4'11"
Bedroom 2	13'x9'7"
Bedroom 3	10'5"x9'2"
Bathroom	13'8"x10'4"

## Second Floor

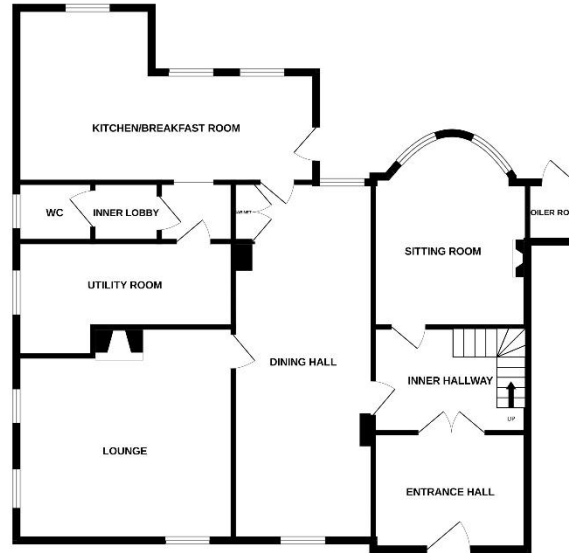
Bedroom 4	11'3"x10'3"
Ensuite	10'4"x4'5"
Bedroom 5	13'4"x10'
Bedroom 6	10'5"x8'11"

## Outside

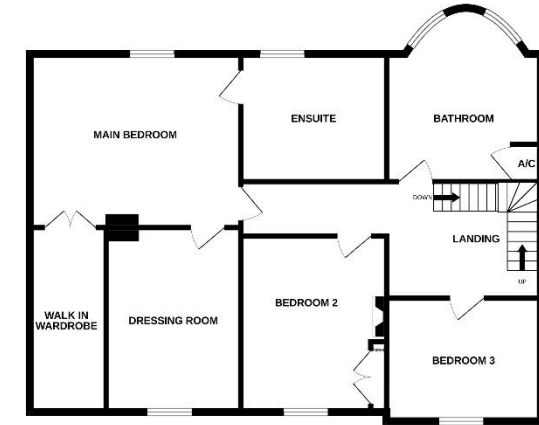
Lean To Store	21'4"x12'7"
---------------	-------------

## Tewkesbury Borough Council Tax Band F

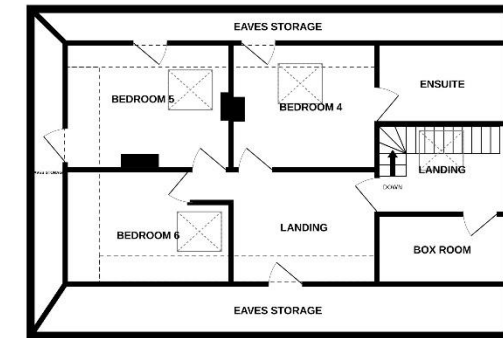
GROUND FLOOR



1ST FLOOR



2ND 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 £750,000**

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)



### 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.



