



**Bredon**

**01684 293246**





# Perwell, Perwell Close, Bredon, GL20 7LJ

Extended, detached and located in the heart of the popular and vibrant village of Bredon. Perwell is a lovely home offering space, quiet and lots of parking!

Built in the mid-60s it benefits from generously proportioned light and airy rooms which briefly consist of a welcoming porch leading into the hallway which has the original Parquet wood flooring which has also been revealed in the lounge to the left. The lounge is triple aspect and beautifully light with glazed double doors leading though to a formal dining room. Off the dining room and across the rear of the house is a modern garden room, ideal space from which to enjoy the garden and a great additional reception room.

Adjacent to the dining room is a dual aspect kitchen/breakfast room which is fitted with a range of wall and base units including an integrated gas hob, extractor and double electric ovens. A stable door leads out to the rear garden. Also off the dining room is the original kitchen, now very useful utility/laundry room.

Completing the accommodation on the ground floor is a guest wc.

On the first floor there are 4 good sized bedrooms with all but the main bedroom benefitting from fitted wardrobes. The main bedroom has the advantage of large ensuite with walk in shower cubicle, vanity unit with inset sink unit and wc.



The main bathroom is fitted with a panel bath with shower over, vanity unit with inset sink and low level wc.

The large light landing provides a view across to the wooded country walk way and floods the house with light.

Throughout this home there is excellent storage, gas central heating and upvc windows and doors.

Outside the rear garden is abundantly planted with mature shrubs and borders. There is a lawn, garden shed, greenhouse, lean to and gated access to the front of the property on both sides of the house.

At the front the gravel driveway provides parking for several vehicles and access to the garage store. The garage provides excellent storage and workshop space with power and light. The garage can be accessed from inside the house and the side garden as well as via the up and over door to the front.

Bredon is a popular village with an excellent range of amenities including shop, inns, church, sports facilities, primary school, marina and lovely countryside walks over Bredon Hill.

It is an excellent commuter base with the motorway and rail links less than 2 miles away. Tewkesbury 3.5 miles; Cheltenham 14 miles; Worcester 20 miles; Evesham 12 miles.



## Ground Floor

Entrance Porch

Hall

Lounge

Kitchen/breakfast room

Dining Room

Garden room

Utility

Wc

17'10"x11'

15'3"x11'

13'11"x9'5"

26'10"x8'2"

11'2"x7'2"

## First Floor

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

12'5"x11'

8'10"x4'11"

11'6"x10'10"

11'x9'

7'x11'

9'10"x5'6"

## Outside

Garage store

Shed

Greenhouse

13'3"x7'2"

## Wychavon District Council Tax Band F

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 £675,000

Viewing strictly by arrangement with Engall Castle Ltd

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