



BRITISH  
PROPERTY  
AWARDS  
2017 - 2019  
★★★★★  
GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Kemerton**

**01684 293246**

**Engall  
Castle  
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## 2 Grange Court, Kemerton, GL20 7JJ

This is an immaculately presented single storey, mid terrace barn conversion located within the popular and sought after village of Kemerton.

On entering this property you will immediately appreciate how beautifully light and spacious it feels with vaulted ceilings creating drama and character.

Fully refurbished throughout the accommodation comprises of a large dual aspect lounge with attractive Cotswold stone fire place with open chimney. Patio doors lead out into the garden at the rear.

Adjacent is the modern kitchen which is fitted with a range of wall and base units with integrated gas hob, double electric oven, fridge and freezer. There is also a dishwasher and in the hallway a useful laundry cupboard with plumbing and space for a washing machine and tumble drier.

There are three double bedrooms with the guest bedroom having the benefit of a modern ensuite shower room.

Completing the accommodation is a modern family bathroom comprising of a panel bath with shower over, wall hung vanity unit with twin inset wash basins, low level wc and heated towel rail.



Outside the attractive garden has a patio area, lawn and planted borders.

There is a single garage with power and light, which is situated en bloc at the end of the garden with space for parking in front.

At the front of the property an attractive courtyard leads to the 'formal' front door.

The property has double glazed windows throughout and a gas fired combination boiler serving the heating and water.

Kemerton is a village within an area designated of Outstanding Natural Beauty having the benefit of a Parish church, local pub, café/antiques shop, community centre and nursery school.

Approx distances (miles): Tewkesbury 5; Evesham 12; Cheltenham 16; Worcester 20; Birmingham 45; London 123;

# GROUND FLOOR

## Ground Floor

Entrance Hall  
 Lounge/Dining room 23'5"x13'8"  
 Kitchen 10'x10'  
 Laundry cupboard

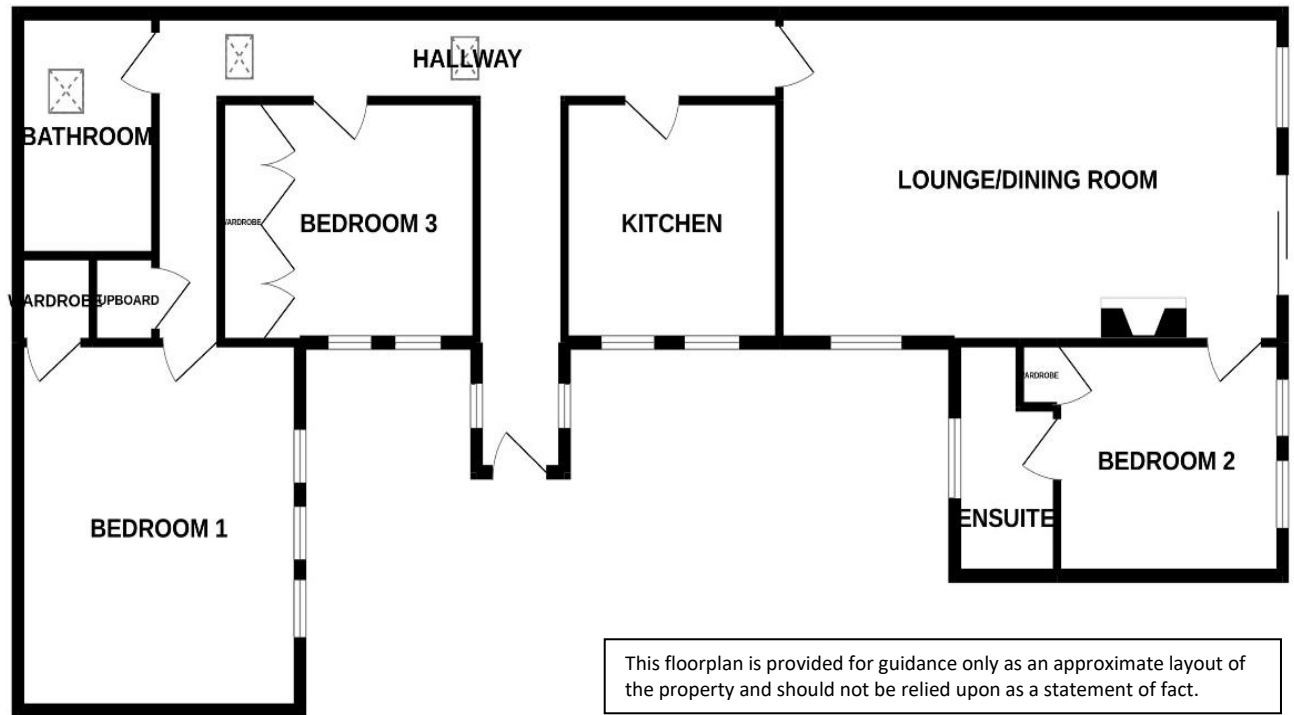
Bedroom 1 15'2"x13'4"  
 Bedroom 2 10'6"x9'6"  
 Ensuite 9'x4'9"  
 Bedroom 3 10'x9'7"  
 Bathroom 10'1"x6'5"

## Outside

Single Garage en bloc

Gas Central Heating  
 Mains Drainage

**Tewkesbury Borough Council Tax Band E**



**Guide Price £500,000**

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46	74
21-38	F		
1-20	G		

### Agents Note

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