



Bredon

01684 293246



Box Cottage, Main Road, Bredon, GL20 7EL

Dating back in parts to the 15th Century, Box Cottage has been carefully and beautifully improved and extended over the decades to present as a quite delightful modern home that seamlessly combines character with contemporary living with Georgian, Victorian and 20th Century influences.

On the ground floor there is a large, beautifully light kitchen/dining/family room with underfloor heating and a view of the church steeple. The modern kitchen is fitted with a central island and full range of wall and base units with an integrated double oven, gas hob, dishwasher, fridge and has the advantage of a large walk in larder. An archway leads through to a separate laundry room with plumbing, vaulted ceiling and windows. Adjacent is a ground floor wc/wet room.

At the front of the property there are three separate reception rooms; with the lounge and the dual aspect snug both benefitting from attractive fireplaces with inset log burners.

On the first floor there are two large double bedrooms both benefitting from wardrobes and the main bedroom featuring a lovely further room ideal as a dressing room or indeed a nursery. Also on the first floor is a large bathroom comprising of a "4 poster bath", separate shower cubicle and pedestal wash basin. Adjacent is a separate wc.

On the second floor there are two further bedrooms and large landing space.

Completing the accommodation within the property is a cellar which offers excellent storage space.



Outside the gardens are quite delightful, being beautifully planted with a range of mature flowering trees, shrubs, planted borders and patio. There is an orchard with several different apple varieties and a long driveway providing ample off road parking for several vehicles.

At the front of the property is a large private lawn area with a gazebo, whilst at the rear there is a patio, raised planted flower border, summerhouse, garden shed, green house and detached single garage, all benefitting from power and light. In addition, there is a useful log store.

Many of the doors within the cottage are original, and carefully stripped back; with the front door retaining a beautiful, signed, stained glass window panel. The property has gas central heating, mains drainage and all but 2 windows are double glazed. The property is not Listed and lies within the conservation area of the village.

Situated within the heart of the village within easy walking distances of the village shop and post office; church; primary, nursery and pre schools; sports grounds including a bowling green; two inns; take-away restaurant and community centre, it enjoys all that this vibrant village has to offer.

Approximate distances: (miles)

| | | | | | |
|------------|------|------------|-----|---------------|---|
| Tewkesbury | 3.5 | Bristol | 50 | J9 M5 | 3 |
| Evesham | 12.6 | Birmingham | 54 | Train Station | 3 |
| Cheltenham | 12 | London | 122 | | |
| Gloucester | 16 | | | | |



Ground Floor

Kitchen/Dining/Living room 36'4"x14'3"
 Lounge 14'x13'9"
 Sitting Room 13'7"x11'1"
 Dining Room 13'7"x9'11"
 Laundry room 10'x7'6"
 Wet room/wc 7'10"x4'9"

First Floor

Bedroom 1 14'6"x13'8"
 Dressing room/Home Office 11'2"x10'11"
 Bedroom 2 14'4"x10'1"
 Bathroom 10'8"x10'6"
 Separate wc

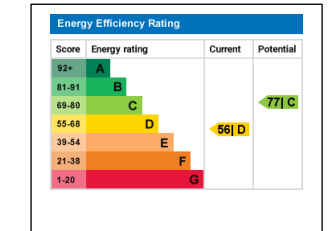
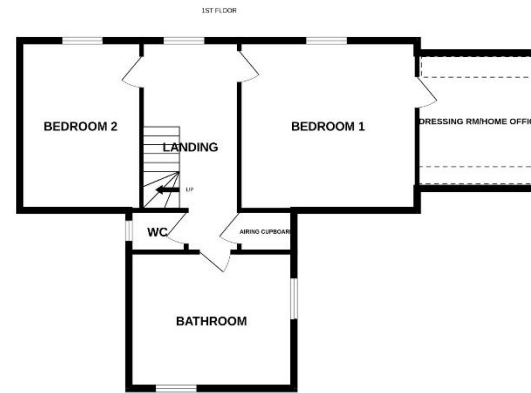
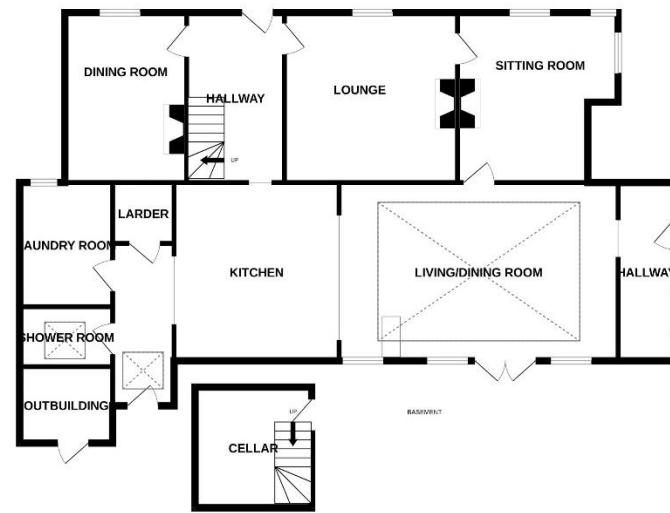
Second Floor

Bedroom 3 10'4"x5'10" min
 Bedroom 4 9'10"x5'8" min

Outside

Detached garage
 Summerhouse
 Greenhouse
 Shed
 Gazebo
 Log Store

Wychavon District Council Tax Band E



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

01684 293 246
www.engallcastle.com



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