



Bushley Green

01684 293246



Brooklands, Wood Street, Bushley Green, GL20 6JA

This is a unique and modern barn conversion unlike many you will have seen before, cleverly utilising the original footprint and maximising the stunning views that surround this contemporary home within this glorious location.

From the moment you enter the entrance hall with its vaulted ceiling, large floor to ceiling windows, which prevail throughout the property, you will not fail to appreciate the light and warmth provided by the efficient air source underfloor heating.

At the front of the property the original pigsty is now a characterful domed dual aspect lounge with a modern Dru Maestro gas fire and stunning views across Tewkesbury to Bredon Hill and the Cotswold Escarpment. The views stretch to include May Hill and even the Brecon beacons on clear days, with site of Tewkesbury Abbey and Gloucester Cathedral.

At the rear the open plan kitchen/dining/living room is the perfect family and entertaining space, with bi fold doors opening out to the garden. Further doors lead into a home office, another into the rear lobby with door out to the side garden and a guest wc; and a door into the laundry room.

The modern kitchen has a large central island housing the sink with Quooker boiling water tap, wine cooler, dishwasher and further base cupboards. Further wall and base cupboards house the American style fridge/freezer; electric hob and large electric fired Aga.

Also on the ground floor are three double bedrooms and a contemporary styled bathroom.



The dual aspect main bedroom benefits from fitted wardrobes and a large ensuite bath and shower room, with again stunning views.

On the first floor there is a large galleried landing useful as a further sitting or games area having access to the attic space and storage cupboards. There are a further two double bedrooms both benefitting from contemporary style ensuites.

Throughout this beautiful home has been finished to the highest standard from the remote controlled daylight and night time window blinds; thick insulation; air source heating; quality fittings and lots of storage cupboards and space.

Outside at the rear there is an attractive patio with walled border and steps leading up to the large lawns that back onto open fields providing a lovely countryside view to the woods in the distance and being south west facing enjoy the sunshine and sunsets. At the front there is a further lawn and large gravel drive providing much parking for several vehicles.

Bushley Green is a sought after location up the hill above the village of Bushley. On the green is the village cricket square and pavilion set against a backdrop of woodland full of wild flowers. Further on through the hamlet is a popular independent school. In Bushley itself, there is an active community centre and the village church.

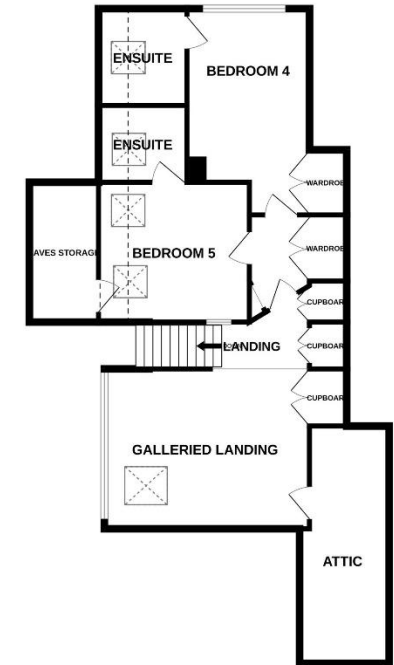
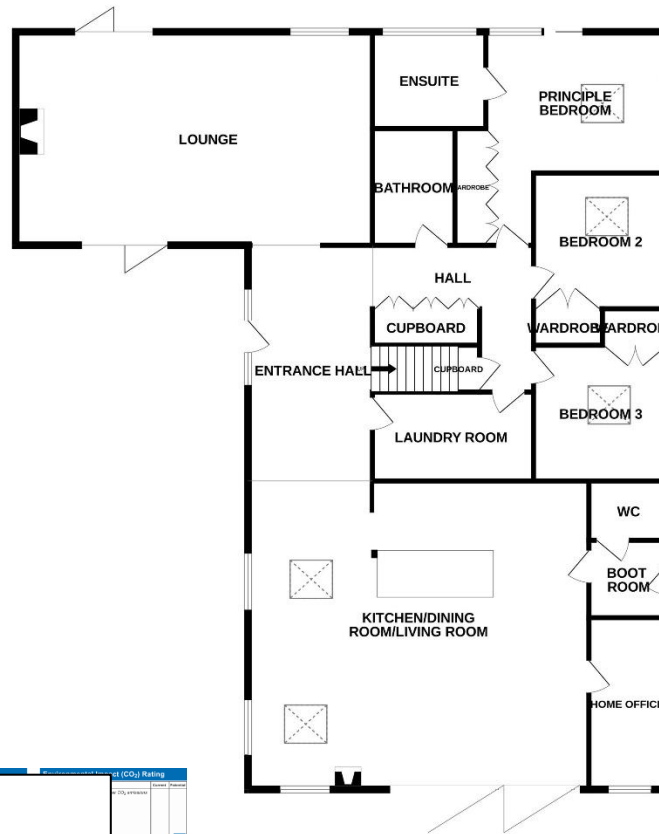
Located with easy access to both the M50 and M5 it is an ideal commuter base. Tewkesbury itself has a wealth of shop, leisure, health and education facilities situated centrally between Cheltenham (14m); Gloucester(15miles) Worcester (17miles)

Ground Floor

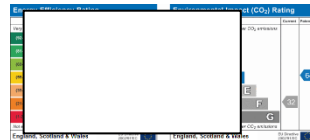
Entrance Hall	
Lounge	25'6" x 15'6"
Kitchen/dining family room	26'6" x 23'
Laundry Room	12'3" x 7'4"
Home Office	13'2" x 5'11"
Boot Room	
WC	
Bedroom 1	14' x 10'10"
Ensuite	8'9" x 7'6"
Bedroom 2	10'5" x 10'4"
Bedroom 3	10'5" x 10'4"
Main Bathroom	9'1" x 6'6"

First Floor

Bedroom 4	15'11" x 9'4"
Ensuite	6'11" x 6'4"
Bedroom 5	11'6" x 10'11"
Ensuite	7' x 5'8"
Galleried Study area	14'1" x 12'7"



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.

Malvern Hills District Council Tax Band G**Guide Price £1.6m Freehold**

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