



**Kemerton**

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# Ryeclose, Back Lane, Kemerton, GL20 7HY

Character, charm, modernity and space combine to present Ryeclose as a beautiful home that wraps its arms around you as you enter the beautifully light, entrance hall.

On entering the property the fully glazed rear wall of the hall provides a view of the abundantly and expertly planted south facing garden.

To the left double doors lead through to a large contemporary styled kitchen/dining room with high vaulted ceiling, wall to ceiling windows and patio doors opening out onto the flagstone patio. The kitchen is fitted with a range of modern wall and base units with an integrated electric oven, fridge, freezer and dishwasher. There is a gas fired Aga and underfloor heating ensuring a warm welcome throughout the cooler months.

To the right of the hallway there is a triple aspect lounge with attractive fireplace with an inset gas fire and across the hallway is a further reception room.

Also on the ground floor there is a third reception room which is currently utilised as a guest bedroom with an adjacent wc/shower room; a dual aspect utility/laundry room with wall and base units and plumbing for a washing machine; and a rear lobby/boot room with door to the garden.



On the first floor there are three double bedrooms with the main extended triple aspect bedroom providing ample space for a dressing area. Bedroom 2 has the advantage of an ensuite shower room.

Ryeclose has the benefit of gas fired central heating.

Outside there is a large insulated home office with power and light and attached workshop/store, both benefitting from power and light.

The gardens wrap around the property and have been beautifully planted and landscaped with lawns, wide borders with an attractive Cotswold stone curved wall boundary to the East. A small bubbling stream forms the south east boundary with fields and orchard beyond. There is a greenhouse, vegetable garden and several seating areas, to take full advantage of this delightful space.

Kemerton is a village within an area designated of Outstanding Natural Beauty and with the benefit of a village coffee shop, local pub, churches, village hall and thriving community.

Approx distances (miles): Tewkesbury 5; Evesham 10; Cheltenham 11; Worcester 20; Birmingham 45; London 123



## Ground Floor

Entrance Hall	9'3"X8'5"
Lounge	15'3"X13'8"
Kitchen/dining room	23'4"X13'3"
Sitting Room/Snug	12'5"X10'11"
Utility Room	10'7"X6'1"
Boot room	6'4"X6'2"

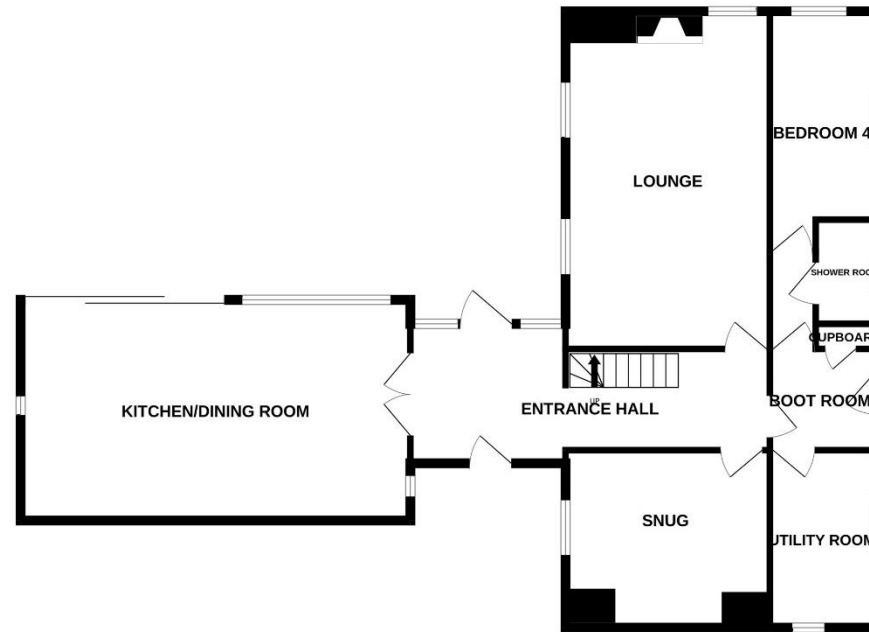
Bedroom 4	10'7"X6'1"
Shower room	

## First Floor

Bedroom 1	20'9"X10'6"
Bedroom 2	12'9"X11'10"
Ensuite	
Bedroom 3	9'3"X9'
Bathroom	9'5"X7'1"

## Outside

Home Office	13'10"X11'10"
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## Tewkesbury Borough Council Tax Band D



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 £950,000**

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