



Bredon

 Nick  
**Griffiths**  
ESTATE AGENTS

# Bredon

Dock Lane, Bredon, Tewkesbury, GL20 7LG

Offers in Excess of £750,000 Freehold

A substantial 4 bedroom detached family house, set in an elevated position enjoying a glorious outlook over the River Avon.

APPROX 2250 SQUARE FEET • living room • dining room • kitchen • utility/boot room • first floor family room • 4 double bedrooms • 3 bath/shower rooms • good size garden • garden room • driveway & garage • sun terrace • glorious views • gas central heating & double glazing • solar panels

## Description

A very well presented detached family home, offering generous and flexible living space in this quiet no-through road. The accommodation includes a living room with feature wood burner, separate dining room with door to the rear garden, kitchen with a range of integrated appliances, and a generous utility/boot room with independent access. Also on the ground floor are 3 double bedrooms and 2 bath/shower rooms (1 en suite). Upstairs is an impressive family room with sun terrace, and the master bedroom with en suite and Juliet balcony. Outside, the property is approached via a secure electric gate leading to a driveway providing parking for several vehicles and a single garage. At the rear, there is a good size garden with a large lawn, paved seating areas and garden room with hot tub.

**Agents Note** The current owners use one of the ground floor bedrooms as an Airbnb.

## Further Information:

**Local Authority** Wychavon District Council. **Tax Band** E. **Electricity** Mains & Solar Panels. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



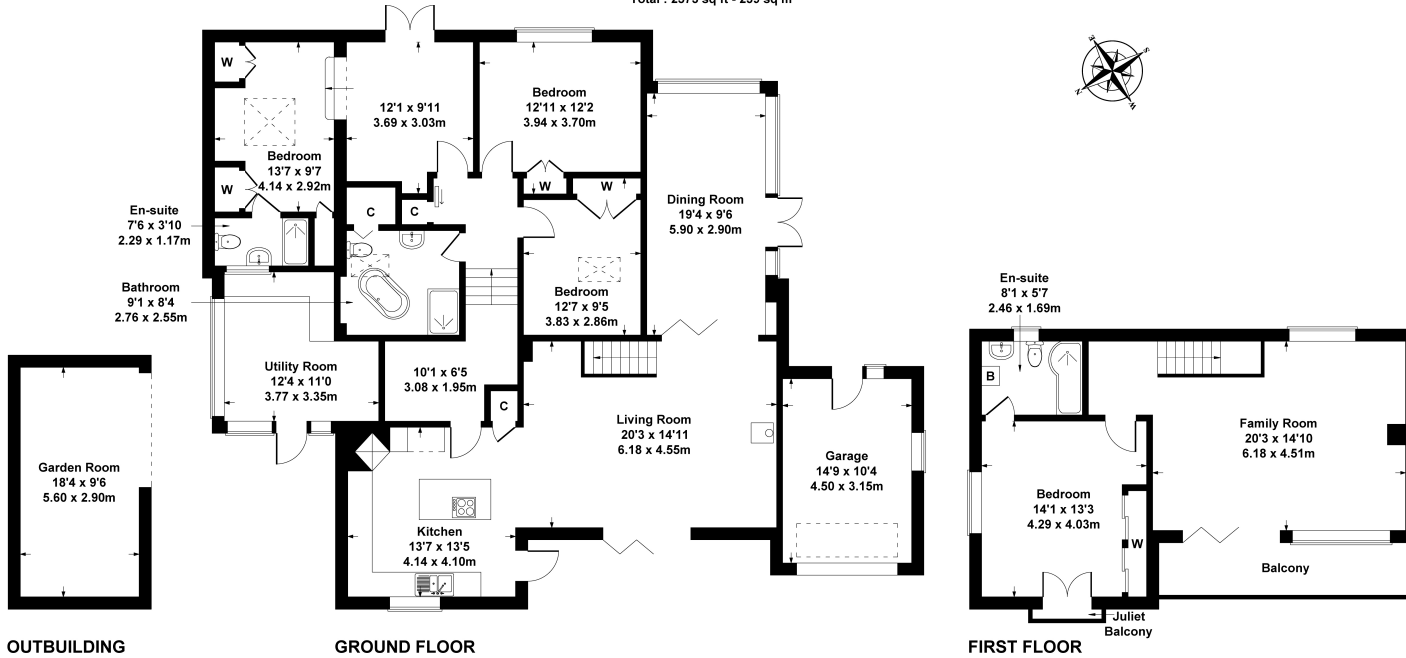


### Situation

Bens Hollow is situated in a no-through road in the small village of Bredon, about 4 miles northeast of Tewkesbury. Local amenities include a popular village primary school, a couple of well loved pubs, a church, several village shops, sports facilities, a marina, and a superb Medieval Tithe Barn which is administered by the National Trust. A full range of educational, shopping and leisure amenities can be found in Tewkesbury and Cheltenham (about 12 miles away). The area offers easy access for Cheltenham, Gloucester and Tewkesbury as well as the M5 and M50 for commuting.

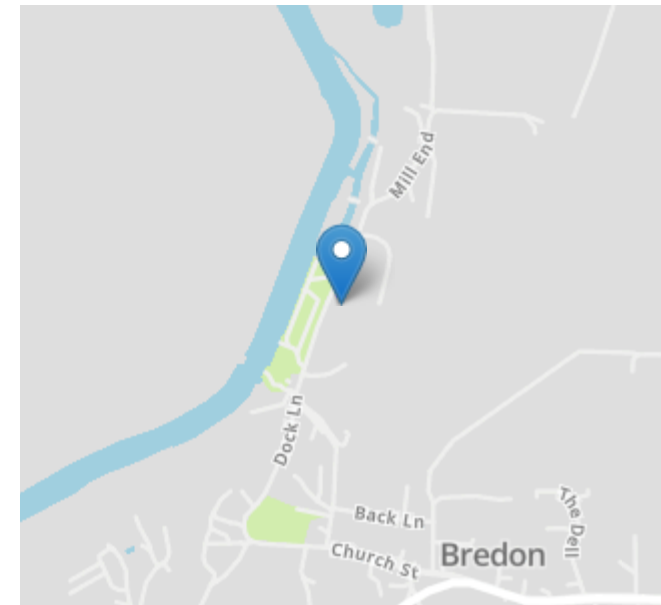
## Bens Hollow

Approximate Gross Internal Area  
 House : 2250 sq ft - 209 sq m  
 Garage : 151 sq ft - 14 sq m  
 Outbuilding : 172 sq ft - 16 sq m  
 Total : 2573 sq ft - 239 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              | 96      | 98                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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