



Bredon's Hardwick

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Barn House, Bredon's Hardwick, Tewkesbury, GL20 7EB

This is an immaculately presented and characterful link detached barn conversion (linked by garages) that offers beautiful, flowing accommodation finished to the highest specification.

Owned by the current family since it was newly converted in 1991, it now offers the best of both worlds combining the luxurious feel of oak, solid wood doors and architraves, flag stones and beams with the modernity of double glazing, gas fired log effect open grate fire, and gas central heating.

The large flag stoned dining hall welcomes visitors who will not fail to be impressed whilst at the same time sense the warmth and comfort it offers. There is a wall of glass and patio doors opening out to the garden and fitted with electrically operated blinds. The galleried landing provides the backdrop and the full height ceiling provides the opportunity hang that all important statement chandelier. To the left a door leads into the well-proportioned dual aspect lounge with feature fireplace housing a gas fired open flame fire grate.

To the right of the dining hall is a door into the kitchen which has ample space for a breakfast table and is fitted with a range of wooden wall and base units. It has the benefit of an integrated double oven, gas hob and extractor over. A door leads through to a useful utility that houses the central heating boiler, has fitted wall and base units with a sink unit and benefits from a connecting door into the double garage.



Completing the accommodation on the ground floor is a wc.

On the first floor there are four double bedrooms and the main bathroom. The main bedroom has a dressing room and walk in wardrobe/box room; the second bedroom has an ensuite shower room; the third bedroom has a ensuite wc; and the fourth has floor to ceiling windows creating a beautifully light room overlooking the garden.

The main bathroom benefits from a panel bath and separate modern walk in shower cubicle.

The house has gas central heating, double glazed windows, solid wood doors and private septic tank drainage.

The walled garden is beautifully private. It is laid to lawn with mature planted beds and shrubs. There is gated access to the drive which provides ample parking for several vehicles and access to the double garage which benefits from power and light and electrically operated doors.

Bredon's Hardwick is a small hamlet located between Tewkesbury and Bredon, with excellent commuter links within 2 miles of the property.

Tewkesbury itself has a wealth of education, health, entertainment and sports facilities including a wide range of shops and supermarkets.



GROUND FLOOR

Ground Floor

Lounge	15'11"x15'6" max
Dining hall	22'3"x16'7"
Kitchen/breakfast room	13'3"x12'10"
Utility	9'2"x5'5"
WC	

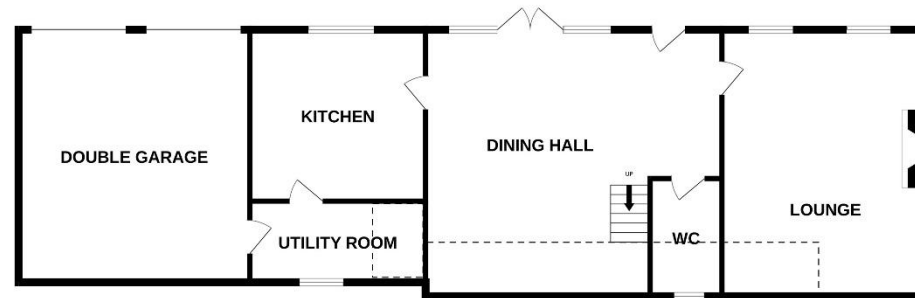
First Floor

Bedroom 1	13'7"x10'6"
Dressing room	11'4"x8'9"
Box Room/walk in wardrobe	8'9"x5'7"
Bedroom 2	12'1"x10'11"
Ensuite	8'9"x6'1"
Bedroom 3	12'5"x10'5"
WC	
Bedroom 4	13'2"x9'9"
Bathroom	10'x8'5"

Outside

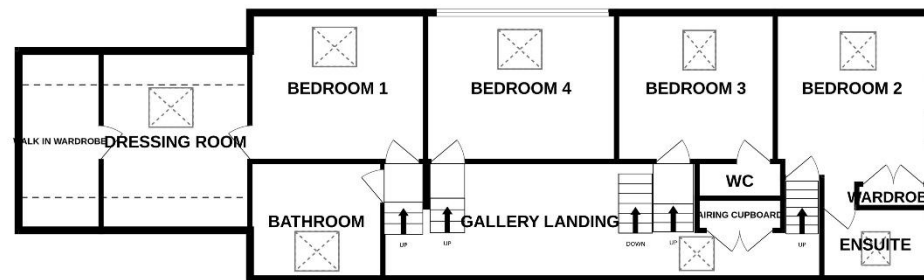
Double Garage	18'11"x17'6"
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Wychavon District Council Tax Band F



1ST FLOOR

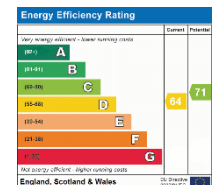
This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £775,000

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