



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Bredon

01684 293246

**Engall
Castle
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Ben's Hollow, Dock Lane, Bredon, GL20 7LG

With far reaching views, this unique, contemporary detached home offers extended and versatile accommodation is lovely.

Approached through an electric gate into a driveway providing parking for several vehicles it sits impressively in its large garden plot.

A large glazed entrance hall welcomes visitors. On the ground floor there is a triple aspect kitchen which opens out into a large living room. It has a log burner and bi fold doors out to a covered terrace. Steps lead up to the dining room which benefits from large windows and patio doors out to the garden. .

The modern kitchen is fitted with a range of wall and base units with integrated double oven, dishwasher and Quooker Boiling water tap. A central island contains the induction hob creating a social area when the "chef" is creating.

Off the inner hallway there are three bedrooms all with fitted wardrobes. The second bedroom has the advantage that it can be quite self-contained, having an ensuite shower room and steps leading into a sitting room with double doors opening onto the rear garden, and currently used by the current vendors as an AirBNB.

Completing the accommodation on the ground floor is a contemporary bathroom which has a roll top bath, separate shower cubicle, pedestal sink unit and low level wc.



On the first floor there is an impressive main bedroom benefitting from fitted wardrobes and a modern ensuite shower room. It also has the benefit of a Juliet balcony providing stunning views.

Also on this floor there is a large lounge with bi fold doors opening onto a balcony creating the perfect place to watch the sun go down with perhaps a glass of something cool or even that last hot chocolate!

Outside there is a single garage attached to the property with an electrically operated garage door, 7kw car charger and personal door out to the garden.

The rear garden is large and predominantly lawn with mature trees, summerhouse and again fabulous views. There are patio terraces, a covered hot tub area and access to the front of the property on each side.

Bredon is a popular village with the advantage of a wide range of amenities including shop and post office, 2 public houses, doctor's surgery, various sports facilities including bowls; football; cricket and rugby. In addition there is a local primary school which feeds into Ashton under Hill Middle and Prince Henry's Senior schools.

Located between Tewkesbury and Evesham it is an ideal commuter base with easy access to both the motorway and rail networks.

GROUND FLOOR

1ST FLOOR

Ground Floor

Living Room	20'3"x14'9"
Dining Room	19'2"x9'6"
Kitchen	13'7"x13'5"
Bedroom 2	13'6"x9'6"
Ensuite	7'x4'10"
Snug	12'9"x10'
Bedroom 3	12'9"x10'5"
Bedroom 4	10'10"x9'4"
Bathroom	8'11"x8'4"
Utility Room	11'6"x9'8"

First Floor

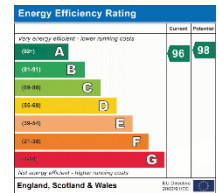
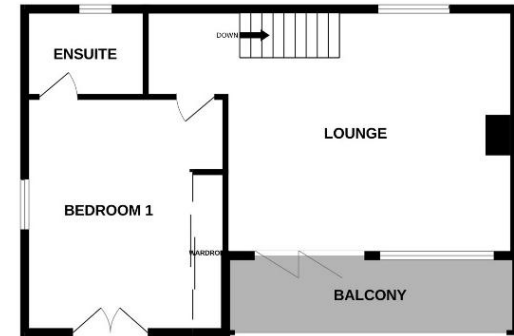
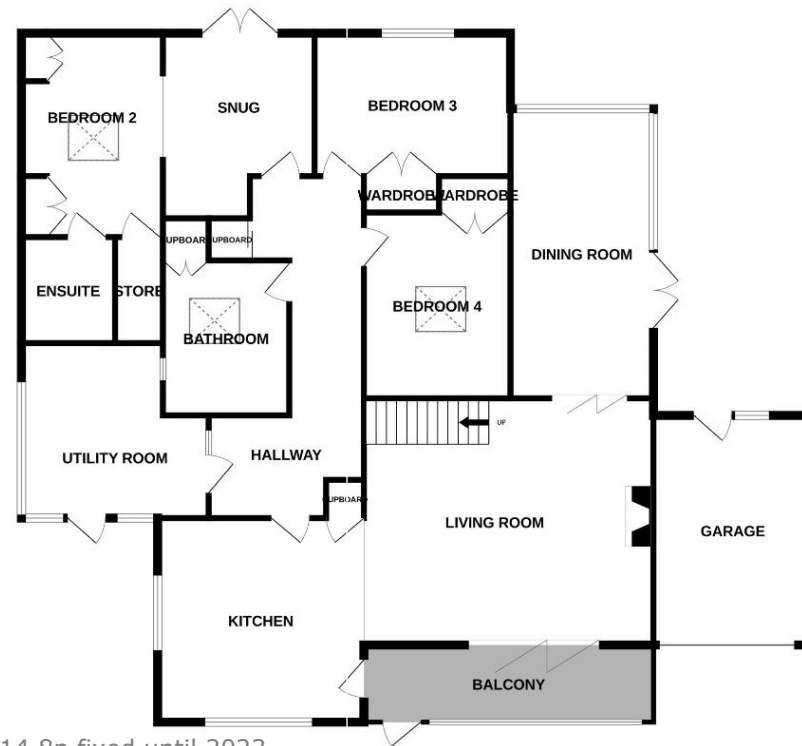
Bedroom 1	14'1"x13'2"
Ensuite	8'1"x5'6"
Lounge	18'7"x14'9"
Balcony	19'9"x4'6"

Outside

Garage	15'x10'4"
Summerhouse	
Hot Tub	

Services

Mains Gas
Mains drainage
4 kw Solar PV Panels owned outright with FIT 14.8p fixed until 2023
Approximate annual return £1000.



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.

Tewkesbury Borough Council Tax Band E

Guide Price £825,000 Freehold

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