



Bredon

01684 293246



Helm's Deep, Old Mansion Drive, Bredon, GL20 7JZ

Located within a backwater road within this popular village, Helms Deep is an interesting property having originally been built for an artist who designed the second floor to be his studio to take advantage of the views over the village and the light.

On the ground floor the accommodation briefly comprises of a dual aspect lounge which has the benefit of a log burner and patio doors out to the rear garden.

Adjacent to the lounge at the rear of the property and overlooking the glorious garden, is the kitchen which is fitted with a range of wall and base units with an integrated double electric oven, gas hob with extractor over. An archway from the kitchen leads into the separate dual aspect dining room.

Off the hallway there is a utility room which has a door out to the garden, fitted cupboards and plumbing and space for a washing machine and there is access into the double garage.

Completing the accommodation on the ground floor is a wc.

On the first floor there are 3 bedrooms and a bathroom. The main bedroom has the benefit of an ensuite shower room and fitted wardrobes. The bathroom is fitted with a panel bath with shower over, vanity unit with inset wash basin and low level wc.



On the second floor there is a further large bedroom with eaves storage.

The gardens are beautiful and both the front and rear gardens are equally sized and private both predominantly laid to lawn with abundantly planted mature borders. The rear garden has patio areas, vegetable garden, greenhouse and shed and at the front there is a gravel driveway providing off road parking for several vehicles and access to the double garage.

The garage benefits from power and light and has a personal door into the utility room.

Bredon is a popular village with an excellent range of amenities including shop, inns, church, sports facilities, primary school, marina and lovely countryside walks over Bredon Hill.

It is an excellent commuter base with the motorway and rail links less than 2 miles away. Tewkesbury 3.5 miles; Cheltenham 14 miles; Worcester 20 miles; Evesham 12 miles.



GROUND FLOOR

1ST FLOOR

Ground Floor

Entrance Hall	
Lounge	23'x12'2"
Dining Room	15'5"x8'11"
Kitchen	12'8"x8'11"
Utility	8'6"x7'1"
WC	

First Floor

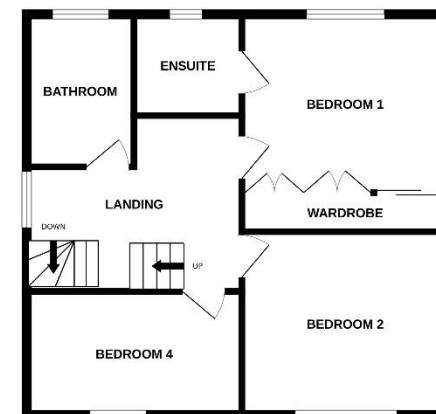
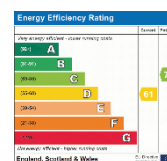
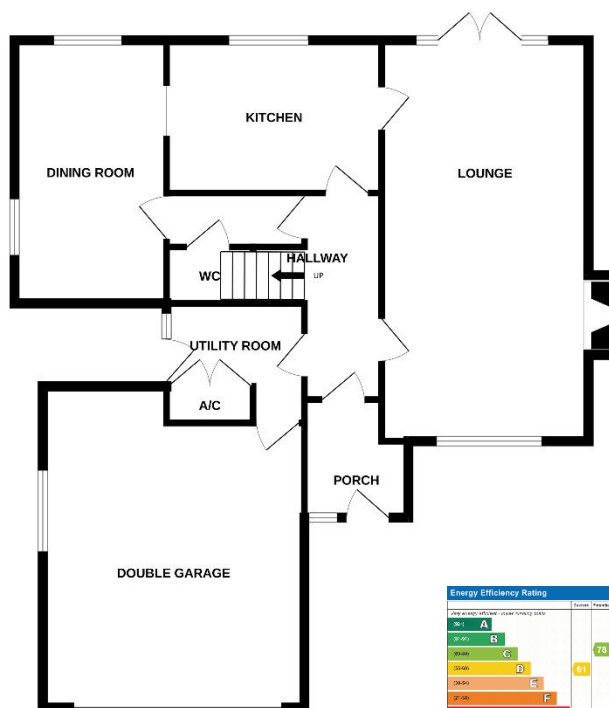
Bedroom 1	12'2"x10'4"
Ensuite	6'4"x5'11"
Bedroom 2	12'1"x10'11"
Bedroom 4	12'7"x7'4"
Bathroom	9'1"x5'10"

Second Floor

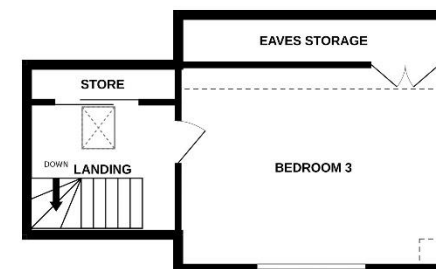
Bedroom 3	15'9"x11'8"
Landing	8'10"x6'

Outside

Double Garage	16'10"x15'6"
Greenhouse	



2ND FLOOR



Tewkesbury Borough Council Tax Band E

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 £675,000

Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.



