



Bredon

01684 293246



3 College Road, Bredon, GL20 7EH

From the moment you enter this impeccably presented detached home you will not fail to be impressed by the light, spacious and high quality of the finish.

The impressive hallway with its vaulted ceiling leads to the lounge on the left at the front of the property and benefits from an attractive fire surround with inset living flame gas fire. Double doors from the entrance hall lead into the large open plan modern kitchen/dining/sitting room, benefitting from full height glazed windows and bi fold doors opening out to the garden.

The kitchen is fitted with a range of contemporary styled wall and base units with a central island housing the induction hob and inset extractor. In addition there is an integrated dishwasher, oven, combination oven and warming drawer.

Off the kitchen is a large utility room with plumbing for a washing machine, a dual fuel towel rail and door to the garden. There is also a wc – perfect for the gardener!

On the right of the hallway there are two good sized double bedrooms, one currently used as a home office with glazed patio doors leading out to the garden.

Completing the accommodation on the ground floor is a modern shower room/wc with walk in shower, pedestal wash basin, low level wc and dual fuel towel rail.

On the first floor there are two further large double bedrooms and a modern bathroom. The main bedroom has the advantage of a walk in wardrobe and large



dressing room. The bathroom benefits from a separate shower cubicle, modern bath, vanity unit with inset wash basin, bidet, low level wc and again dual fuel towel rail – ensuring warm dry towels all year round!

Throughout this beautiful home there is gas central heating with a pressurized system providing excellent water pressure for hot water and showers. All windows and doors are double glazed and externally all soffits and guttering low maintenance upvc.

Outside the gardens have been beautifully landscaped with modern composite patios taking full advantage of its south facing and private position backing onto open fields. There is a central lawn, raised beds, mature planted borders, greenhouse, workshop with power and light and gated access to the front garden.

The long garage attached to the side of the house can be accessed from the utility room and links the front and rear gardens via a covered lobby. It has power and light and an electrically operated garage door. At the front of the property there is a further lawn and driveway providing off road parking and access to the garage.

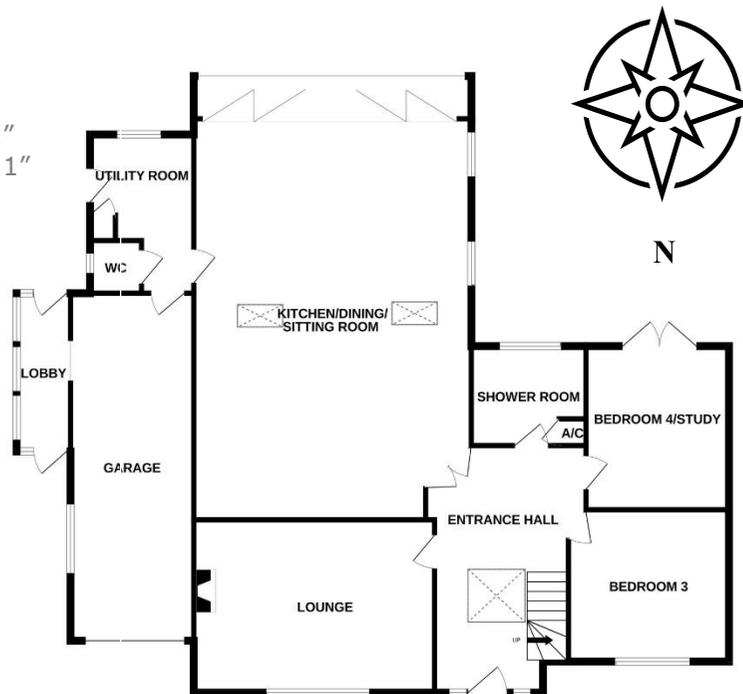
Bredon is a popular village with an excellent range of amenities including shop, inns, church, sports facilities, primary school, marina and lovely countryside walks over Bredon Hill. It is an excellent commuter base with the motorway and rail links less than 2 miles away. Tewkesbury 3.5 miles; Cheltenham 14 miles; Worcester 20 miles; Evesham 12 miles.

GROUND FLOOR

1ST FLOOR

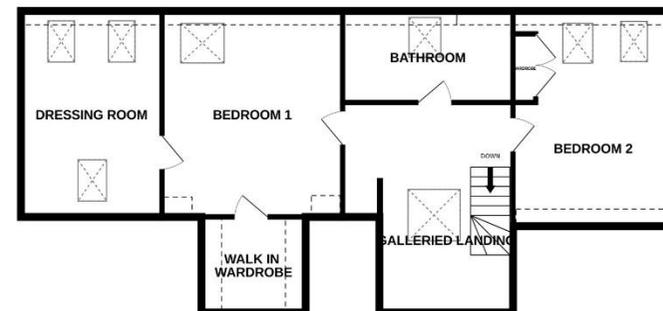
Ground Floor

Entrance Hall	20'2"x8'11"
Lounge	16'8"x12'11"
Kitchen/dining/sitting room	29'11"x20'11"
Study/Bedroom 4	12'2"x10'3"
Bedroom 3	13'x11'9"
Utility	7'11"x7'10"
Wc	
Shower room/wc	8'7"x7'10"



First Floor

Bedroom 1	15'x13'4"
Dressing room	15'7"x10'8"
Walk in wardrobe	7'7"x7'1"
Bedroom 2	13'6"min x 11'10"
Bathroom	12'9"x6'5"



Outside

Garage	26'1"x9'4"
Workshop	19'1"x10'11"
Greenhouse	



Energy Efficiency Rating Environmental Impact (CO₂) Rating

Epc being commissioned

Energy adviser: [redacted] and [redacted] Environmental Impact (CO₂) adviser: [redacted] and [redacted]

England, Scotland & Wales

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.

Wychavon District Council Tax Band E



Guide Price £750,000

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