



The Old Police Station House  
Bredon Road | Tewkesbury | Gloucestershire | GL20 5BZ

FINE & COUNTRY



# Seller Insight

“A Grade II Listed five bedroom property built over three floors, The Old Police Station has a richly coloured history leading to its current embodiment as a characterful family home. “The Old Police Station is a handsome and impressive building,” say the current owners, “believed to date back to 1816, when it replaced the Abbey Belfry as Tewkesbury’s correction house and gaol. It is recorded that a treadmill was in use at the gaol in 1828, before it was remodelled as a police station in 1854, extended in 1902 and converted into a dwelling in the 1970s.”

“The Old Police Station provides substantial and well laid out accommodation over three levels,” the owners continue, “incorporating some of the original features of the building remaining from its former usage. Since moving in, we have simply updated the kitchen and redecorated in some areas, all of course in sympathy with the spirit of the building.”

The garden is appropriately sized for easy maintenance and enjoys the sun for much of the day. “Mostly laid to lawn with a feature fish pond and patio seating area, the garden is a peaceful place to relax at the end of a long day’s work,” say the owners. “There is plenty of parking space, with two cars fitting easily on the drive.”

The local area too has much to offer, which shops and amenities just a short stroll from the house and a well regarded local school also not far away. “Tewkesbury Abbey, Cascades swimming pool and health suite and the historic town of Tewkesbury itself are all within easy walking distance,” say the owners, “as well as the Roses theatre for film, live music and dance productions.”

A wide range of shops are available in Tewkesbury, with regional shopping in Worcester, Cheltenham and Gloucester. Transport connections in the area are excellent, with trains from Evesham and Cheltenham reaching London Paddington in less than two hours, or the M5 and M50 motorways both easily accessible.

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step inside

## The Old Police Station House

Welcome to The Old Police Station House, a substantial and impressive plus individual and unique Grade II listed red brick family home that is believed to date back to 1816. History advises that the property replaced the Abbey Belfry as Tewkesbury's correction and goal. In 1854 the building was remodelled as a police station and then in 1902, the building was extended and much later converted into a dwelling sometime in the 1970's.

Arranged over three floors, the property has an extraordinary pitched roof, commanding chimney stacks, Cotswold stone window surrounds and original ironmongery and studwork, most notably found on the substantial timber front door. Once inside the property continues to impress, with an original Minton tiled floor to the entrance hall, block wood flooring, a stone cantilever staircase with wrought iron railings and fan vaulted ceilings.

Key rooms have been beautifully converted whilst retaining some of the original flavour of the property's former usage including the snug, dining room and sitting room. Worthy of note is that the study and cloakroom feature the original cell doors and windows.

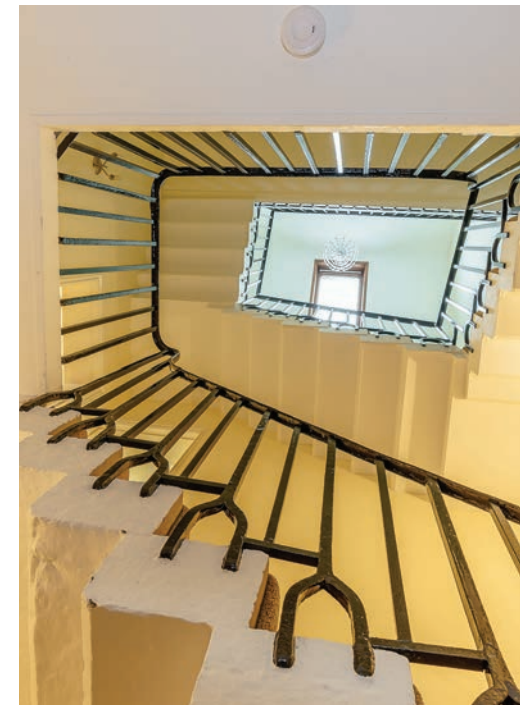
On the ground floor the accommodation comprises of the following: Entrance Hall, Snug with semi-circular bay window, Dining Room, Sitting Room, Study, Utility Room and finally a modern fitted kitchen complete with an array of fitted units, including a stainless-steel range cooker.

Moving upstairs the first-floor houses three of the six bedrooms. The most notable of the rooms is the master suite which has not only a walk-in wardrobe

but also a dressing room and the most fabulous four-piece en suite bathroom. To complete this floor there are two further double bedrooms and an eye-catching family bathroom.

The second floor which was recently converted in 2012 provides three more bedrooms, one of which has an en suite shower room.

- Individual and substantial Grade II Listed building believed to date back to 1816
- Remodelled as a police station in 1854 and converted into a dwelling in the 1970's
- Accommodation arranged over three floors
- Beautiful original Minton tiling, block work flooring and stone cantilever staircase
- Study and cloakroom feature the original cell doors and windows
- Master Bedroom with impressive en suite bathroom plus walk-in wardrobe and dressing room
- Beautifully appointed four-piece family bathroom
- Impressive roadside frontage with a substantial brick wall and wrought iron entrance gate.
- Enclosed rear garden with lawns, seating area and pond
- Off road parking for two cars behind electrically operated gates











# Step outside

## The Old Police Station House

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Outside, the Old Police Station House has an impressive roadside frontage with a substantial brick wall and wrought iron entrance gate whilst to the rear is an enclosed garden that offers a lawned area, pond and paved seating area. There is also parking for two vehicles and a further designated space in the neighbouring car park.

### Directions

Leave Cheltenham along the Tewkesbury Road following the signs for the M5 (Junction 10). Access the M5 northbound and proceed for six miles, exiting at Tewkesbury (Junction 9). At the roundabout turn left and continue along the Ashchurch Road. At the traffic lights continue straight over, passing Morrison's and continue along Barton Street. Proceed to the end of the road and at the cross, take the 2nd exit and proceed up the High Street. At the mini roundabout, continue straight over onto Bredon Road where the property can be located on your right hand side as advertised by our For Sale sign.





# Old Police Station House, Bredon Road, Tewkesbury

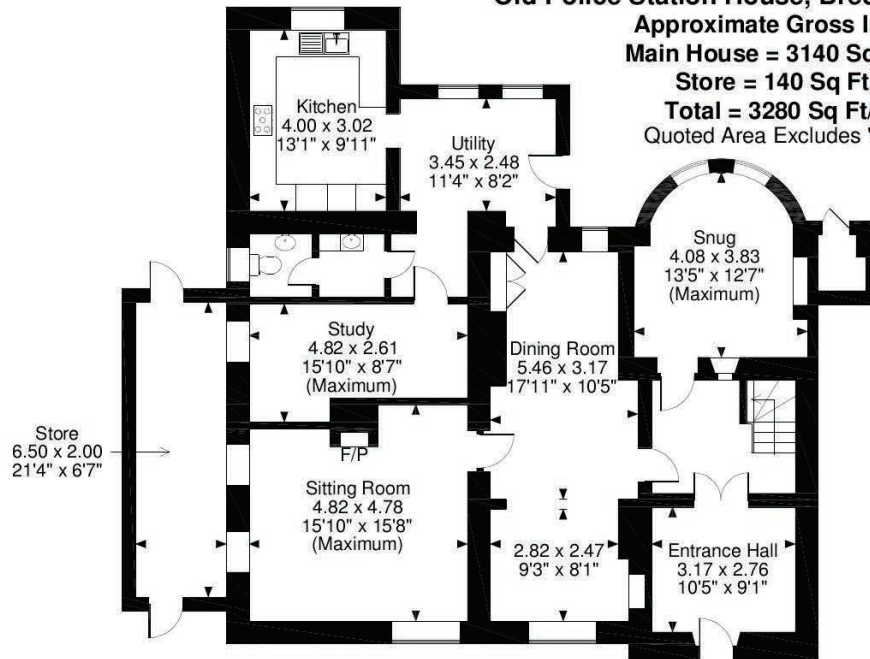
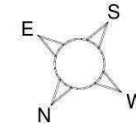
Approximate Gross Internal Area

Main House = 3140 Sq Ft/292 Sq M

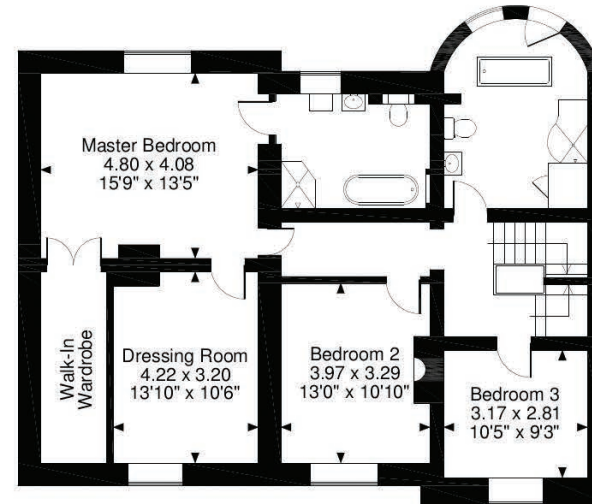
Store = 140 Sq Ft/13 Sq M

Total = 3280 Sq Ft/305 Sq M

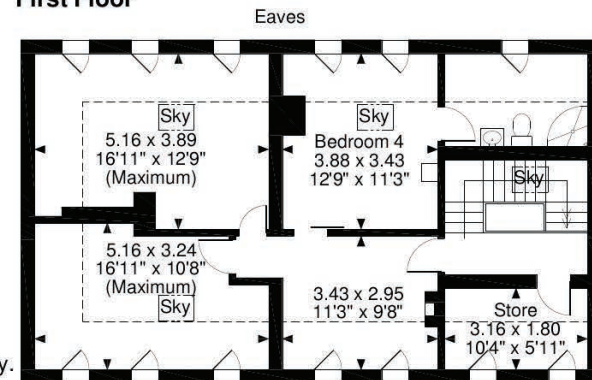
Quoted Area Excludes 'External C/B'



Ground Floor



First Floor



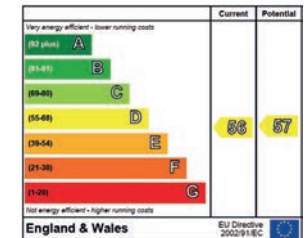
Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2018 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 01685672 Registered Office: Andrews Limited, 14 Queens Road, Faversham, Kent ME13 8RJ. Printed 31.05.18





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