



LONE PINE  
6 Beckford Close | Beckford | Tewkesbury | Gloucestershire | GL20 7AG

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**F&C**



# Welcome to...

## LONE PINE

Welcome to Lone Pine, 6 Beckford Close which is a fine example of a detached bungalow, offering spacious and light accommodation throughout, enjoying a view over open countryside and sat within a plot that measures circa 0.4 acre, located within a wonderful village that sits on the Gloucestershire/Worcestershire border.

The village itself benefits from a village shop and post office, a church, tearoom, a tennis club and a hotel, so there is certainly a number of things to keep you occupied. If you leave the village and venture a little further, you will find the neighbouring villages of Overbury, Kemerton and Bredon with two of the three villages offering a primary school and a number of country pubs, whilst Bredon also has a doctor's surgery. For those commuting to work, the village is positioned within reasonable distance of the M5 and M50 plus the A46 to Warwick and Stratford.

Returning to the property, of which the current owners have resided in for over 35 years, the accommodation is well presented with each room flowing neatly into one another and in total the property enjoys over 2200 square feet on internal space.

The main entrance, which is an addition to the original build, doubles up as a garden room and enjoys sliding doors that lead neatly into the property's side garden. Stepping through the large, original opening leads you neatly into the property's central hallway which in turn leads to all of the property's rooms. To the left of the hallway is the very spacious and exceptionally light sitting room which is due to the two floor to ceiling, sliding doors to the front elevation and full-length sliding doors to the rear which not only give a wonderful overview of the garden but of the view beyond as well. Further features of the room include the central fireplace and the wood effect flooring. Stepping further into the home, there is a second formal reception room, the dining room, again this room enjoys plenty of natural light as the room benefits from a large picture window, which like the living room, allows one to enjoy the garden and open view.

The kitchen boasts plenty of units and there are a number of integral appliances to include the oven, hob, extractor fan, fridge/freezer and full-size dishwasher. Off the kitchen is a utility room which has recently been upgraded and so enjoys modern, cream high gloss fitted units. Doors from the utility lead to the front of the house and a second door gives access into the properties integral garage which benefits from motion sensor lighting and an electric roller door. Of the bedrooms, there are three in total, two of which are double bedrooms and one further oversized single bedroom, which has sliding doors leading to the rear garden. Of the two double rooms, both enjoy fitted storage with the master bedroom having a walk-in wardrobe and en suite wet room, which has been recently upgraded and so is modern and fresh.

Speaking of bathrooms, the property also enjoys a three-piece family bathroom, complete with a Hydrotherapy bath as well as separate modern shower room, which is found just off the kitchen.



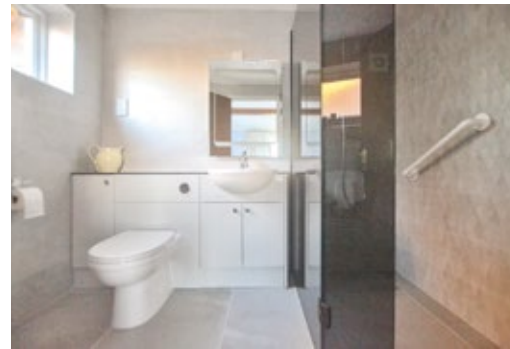














# Explore outside...

## LONE PINE

Externally the property sits just off centre to the plot and so benefits from gardens to three sides. Most of the garden is laid to lawn yet there is an exceptionally large, paved terrace, wonderful for entertaining in the Spring/Summer months and the current owner has also created her own vegetable garden by way of raised beds.

Parking is also not a problem as the home enjoys a block paved driveway to the front whereby parking for several vehicles is possible

In summary, Lone Pine is a wonderful example of a family home, which offers versatile, family accommodation, located in a wonderful village and it is because of this, that an internal viewing is highly recommended.

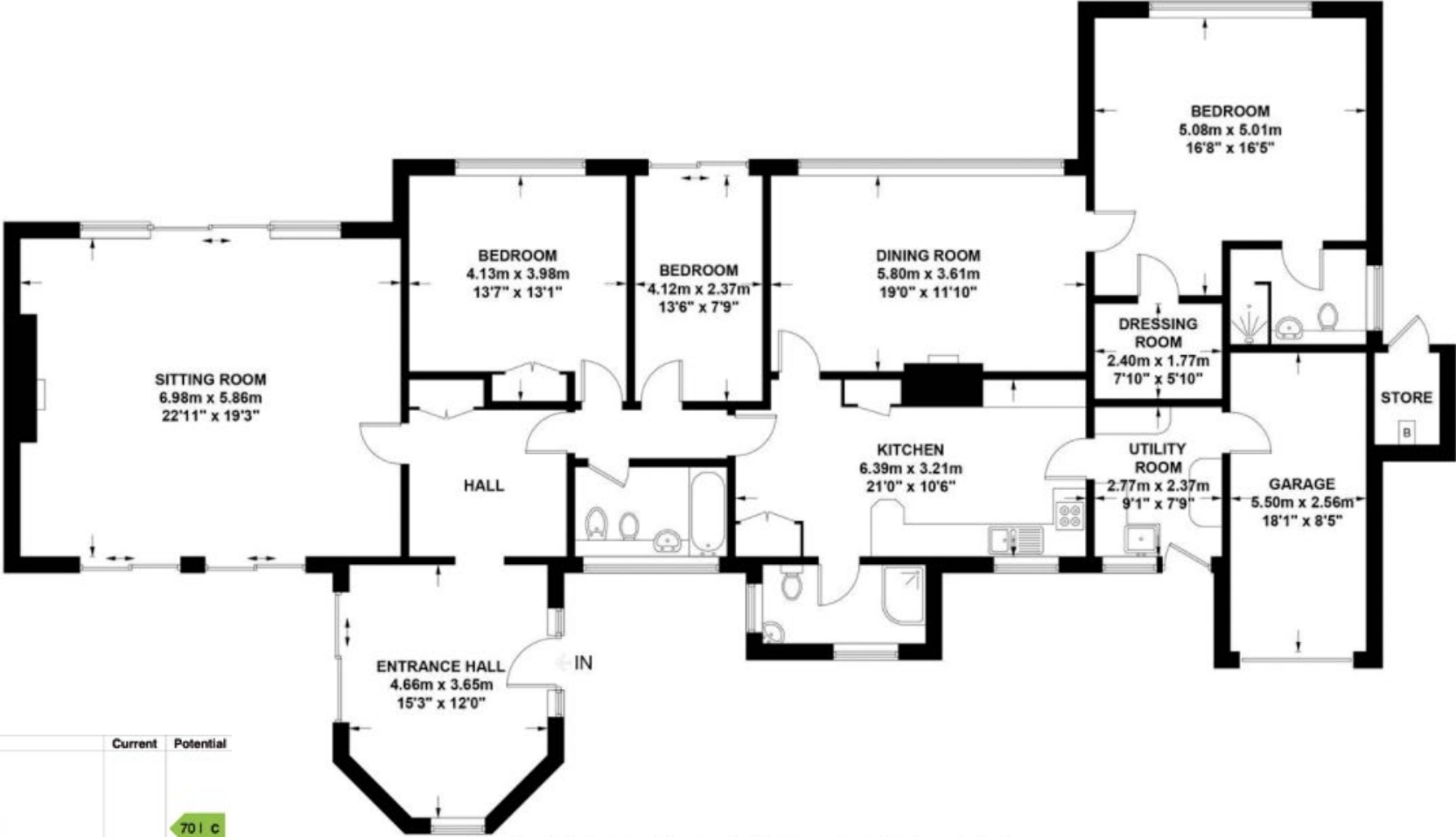
- Detached, three-bedroom family home, located within a desirable village setting
- Benefiting from over 2200 square feet of internal space and a garden circa 0.4 acre
- Enjoying a wonderful open view of Gloucestershire/Worcestershire countryside
- Spacious, free flowing, exceptionally light accommodation found throughout the home
- Large, square living room, sliding doors to rear garden. 2nd reception room being the dining room
- Fitted kitchen, array of integrated appliances. Door to modern, recently fitted utility room
- Master bedroom with walk-in wardrobe and recently fitted en suite wetroom
- Bedroom two, a double room, bedroom three, an oversized single bedroom
- Family bathroom with spa bath, separate, modern shower room.
- Integral garage, driveway parking, expansive gardens offering lawns and paved terrace

### DIRECTIONS

Please enter the following postcode into your sat nav system: GL20 7AG. The property is found at the end of the lane, on the right hand side as advertised by our For sale sign.



Approximate Gross Internal Area = 209 sq m / 2250 sq ft  
(Including Garage / Store)



Scores	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Cheltenham Home Inspection © 2020

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 an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, 113 Promenade, Cheltenham, Gloucestershire GL50 1NW.



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