



9 COLLEGE ROAD

Bredon | Tewkesbury | Gloucestershire | GL20 7EH

HUGHES **HS** SEALEY *Incorporating*



Welcome to...

9 COLLEGE ROAD

Welcome to Number 9, College Road, a home that offers spacious accommodation over the two floors, a super rear garden, stunning open views across open farmland as well as being offered for sale with no onward chain and being ready to move into, having undergone a renovation over the past 12 months.

Bredon is a highly desirable village to live in, providing a home to people of all ages. The appeal of the village is its wealth of local amenities within walking distance including a village infant/primary school (OFSTED 'outstanding' rating), pre school, shop and post office, doctors' surgery, village hall, church and two public houses. For those interested in activity and other pursuits there are a number of local clubs and societies as well as sports clubs offering bowls, football, rugby, cricket and tennis, playing fields, shooting clubs, sailing, the river and the local marina.

Returning to the property, the home is in a no through road and as such, is relatively tucked away. Internally there is a spacious hallway which gives access to all the rooms on the ground floor as well as the staircase to the upper level.

Of the reception rooms, there are formally two, although this could be increased to three, dependant on how one uses the property. At the front of the home is the spacious living room which benefits from a large, double-glazed window which allows the room to flood with natural light. On the other side of the building is the dining room, which again is at the front of the house. Located to the rear and so enjoying views over the garden is one of the double bedrooms the home affords as well as the additional room which could either be used as a further bedroom or a reception room. This room benefits from French doors leading onto the garden.

Completing the ground floor is the four-piece family bathroom, the wonderfully appointed kitchen/breakfast room, which enjoys a wealth of units and an array of integral appliances. Off the kitchen, a rear hall leads to the cloakroom, boiler room and integral garage.

Upstairs, there are a further two bedrooms, all of which enjoy views over the garden and farmland beyond. Separating the two rooms is a spacious landing which in turn leads to the upstairs shower room.

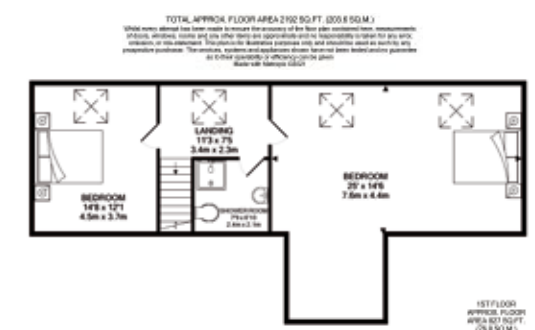
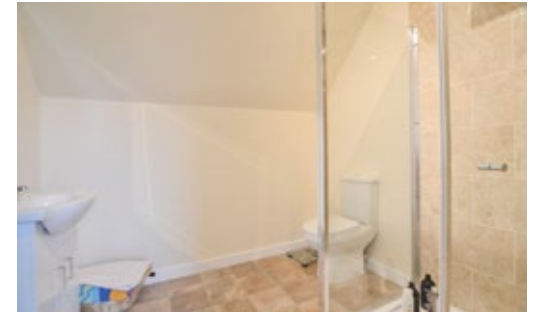
Externally, the home sits centrally to its plot and so enjoys lawned gardens to both the front and rear. Also at the front is a driveway which allows off road parking for two cars. The integral garage benefits from an electric roller door, light and power.

- Four-bedroom, detached family home located within a highly desirable village
- Having recently undergone an extensive refurbishment
- Offered for sale with no onward chain
- Three reception rooms to include: living room, dining room and garden room
- Stunning fitted kitchen/breakfast room, enjoying a wealth of integral appliances
- Separate cloakroom, bathroom, double bedroom and integral garage complete the downstairs
- Upstairs are two further bedrooms, with the master bedroom being a room to behold
- Upstairs also benefits from a separate three-piece shower room
- Gardens both front and rear, mainly laid to lawn
- Stunning views across Gloucestershire countryside

DIRECTIONS

Please enter the following postcode to locate the property: GL20 7EH. Upon entering the road, the property can be found on your left.





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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