



## OWL END COTTAGE

Chapel Lane | Westmancote | Tewkesbury | Gloucestershire | GL20 7ER

HUGHES **HS** SEALEY

# Welcome to...

## OWL END COTTAGE

Welcome to Owl End Cottage, a delightful three-bedroom stone cottage located along a no through lane in the heart of this highly desirable village that sits on the Gloucestershire/Worcestershire border.

Full of charm and character, the home further enjoys a mature and vibrant garden, off road parking, external store, and a high degree of privacy.

The village of Westmancote sits in between the neighbouring villages of Kemerton and Bredon and whilst Kemerton offers a village pub, the village of Bredon, which is much larger of the villages, offers a doctor's surgery, primary school with an outstanding OFSTED report, shop and post office as well as a public house and restaurant. The village also offers a range of recreational attractions to include cricket, football, rugby, bowls and ballet.

Returning to the home, the accommodation across the two floors is well laid out and the cottage enjoys plenty of internal space and head height. To the centre of the ground floor is the welcoming entrance hall which in turn gives access to the ground floor rooms of which there are two reception rooms, a snug and a kitchen which in turn gives access to the property's utility room.

The two reception rooms are a lovely size with the sitting room enjoying an inglenook fireplace within which sits a log burning stove. The kitchen enjoys a wealth of units and overlooks the next-door neighbour's orchard which runs directly behind Owl End Cottage.

Upstairs there are three good size bedrooms with all the rooms enjoying a front elevation view up the lane and into the village. Completing the upstairs is the four-piece family bathroom.







# Explore outside...

## OWL END COTTAGE

Externally all of the gardens are found to the front of the property, yet a high degree of privacy is granted due to the established hedge line that front the home. The garden enjoys a wealth of mature well stocked flower beds, lawns, and a paved terrace. Furthermore, there is a driveway allowing parking for two – three cars and which in turn leads to a storeroom.

- A delightful three-bedroom stone cottage located within a highly desirable village
- Located along a no through lane in the heart of the village
- Mature gardens front the property, full of colour and vibrancy
- Driveway parking for two-three cars, leads onto external store room
- Spacious entrance hall, sitting room with log burning stove and recess to snug
- Dining room, fitted kitchen and utility room complete the ground floor
- Main bedroom with double aspect windows, overlooking garden and village
- Two further bedrooms, one double bedroom, one single bedroom
- Family bathroom completes the accommodation
- A property that comes with a high recommendation to view

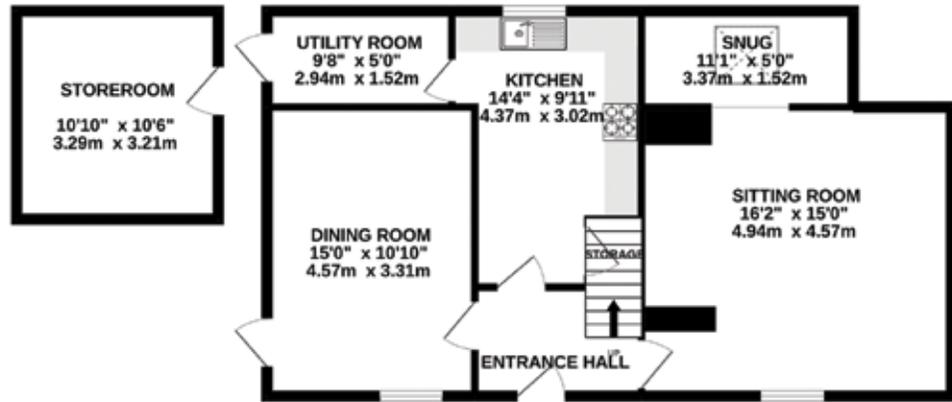
### DIRECTIONS

To locate the property, please enter the following postcode: GL20 7ER. Continue along Chapel Lane where the property is located.

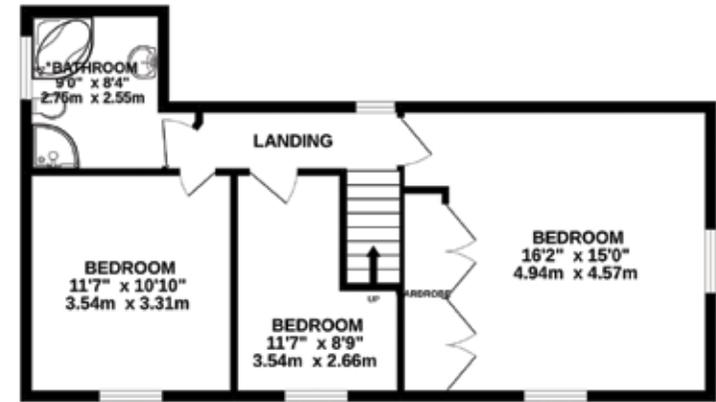




**GROUND FLOOR**  
792 sq.ft. (73.5 sq.m.) approx.



**1ST FLOOR**  
572 sq.ft. (53.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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