



BOUNDARY COTTAGE

Kemerton | Tewkesbury | Gloucestershire | GL20 7JD

HUGHES **HS** SEALEY

Welcome to...

BOUNDARY COTTAGE

Welcome to Boundary Cottage, a delightful three double bedroom attached cottage, located in this highly desirable village that sits on the borders of Gloucestershire/Worcestershire. The property is offered for sale with no onward chain and benefits from two reception rooms, a modern fitted kitchen, one en suite bedroom, a mature garden, off road parking and wonderful open views of the Bredon Hill to the rear elevation.

The property, which has been owned by the current owner for over 10 years, is full of charm and character

LOCATION

Kemerton affords a real sense of community, with its two churches, a newly refurbished village hall which holds a number of social and cultural event, which holds several events, plus The Crown Inn and a popular local coffee house and antique centre. The neighbouring village of Bredon is slightly larger and here there are further amenities to include a village shop and post office, a church, two further public houses, The Fox and Hounds and The Royal Oak. The village of Bredon also offers a rugby and football club plus a doctor's surgery and there is also a primary school. For those that play cricket, there are cricket grounds in both Westmancote and Overbury. For those needing to commute, the M5 motorway is within a 10-minute drive and provides north and southbound junctions to Birmingham and Bristol whilst within equal distance, is the A46 for those needing to access Warwick or Stratford.

KEY FEATURES

- A wonderful three double bedroom attached cottage, located in this highly sought after village
- Offered to the market with the added benefit of having no onward chain
- Driveway parking for two cars, mature rear garden and views to the rear of Bredon Hill
- Entrance hall, living room with open fireplace and dining room with gas living flame fire
- Modern fitted kitchen with wealth of units, utility room and cloakroom complete the ground floor
- Upstairs are three double bedrooms and a three-piece family bathroom
- Two bedrooms to the front elevation, one with fitted wardrobes
- Final bedroom located to the rear elevation and benefiting from an en suite shower room
- Rear garden offers a wealth of maturity. Lawns, seating area, plenty of colour to the flower beds
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7JD. The property can be identified by our For Sale sign.



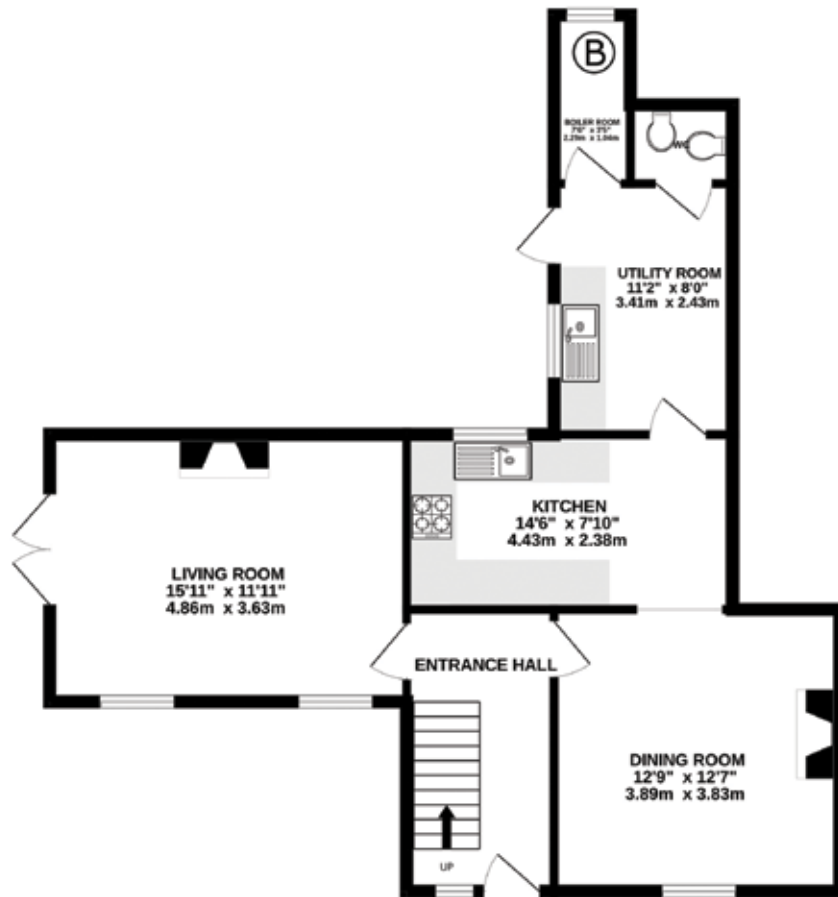




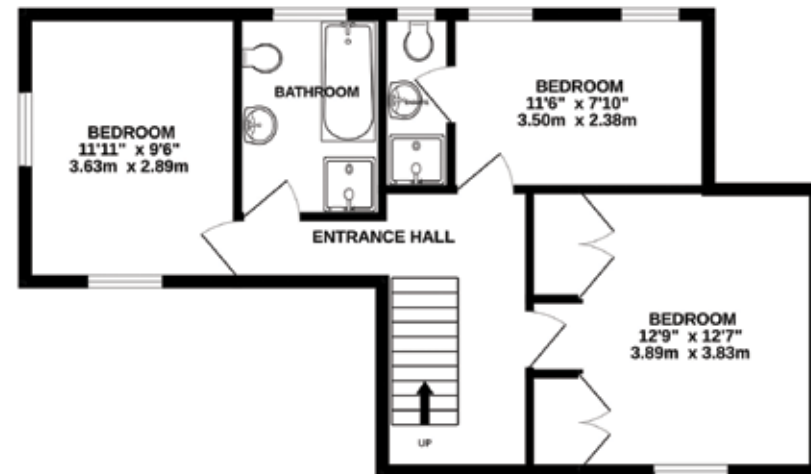




GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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