



3 THE FOLLEY  
Bredons Hardwick | Tewkesbury | Gloucestershire | GL20 7EE

HUGHES **HS** SEALEY



# Welcome to...

## 3 THE FOLLEY

Welcome to 3 the Folley, a three-bedroom, semi-detached family home constructed in 2019 by a local building company, LC Millar and forms one of four homes built. Completed to a super specification, the property enjoys spacious accommodation over the two floors, whilst externally benefits from two allocated parking spaces, a wonderfully large and mature rear garden and finally, the home enjoys stunning, open views across Gloucestershire countryside.

Bredon's Hardwick itself has a public house and is also situated within walking distance of the Croft Farm Water Park, offering a wide range of water sports activities that include windsurfing, sailing and canoeing, as well as a gym. Amenities within the neighbouring village of Bredon include a doctor's surgery, village primary school with an outstanding OFSTED report, village shop and post office as well as a public house and restaurant. Bredon also offers a range of recreational

attractions including cricket, football, rugby, bowls and ballet

Returning to the property, the home enjoys an entrance hall which features a fitted storage cupboard whilst also giving access to a downstairs cloakroom. Further rooms accessed from the entrance hall include the kitchen/breakfast room and living room.

The kitchen/breakfast room is located to the front of the property and enjoys a wealth of fitted units which

sit alongside a host of integrated appliances. To the rear of the home is the spacious living room which enjoys French doors which give direct access to the rear garden.

Upstairs is a spacious landing area which leads to three good sized bedrooms and a family bathroom. The main bedroom which benefits from fitted wardrobes is located to the rear and so enjoys the views this homes affords.

















# Explore outside...

## 3 THE FOLLEY

Externally the property has two allocated parking spaces to the front with the remainder being laid to lawn. To the rear is a large and mature, enclosed garden featuring a paved terrace, lawns and mature flower beds, which are soon to be full of colour.

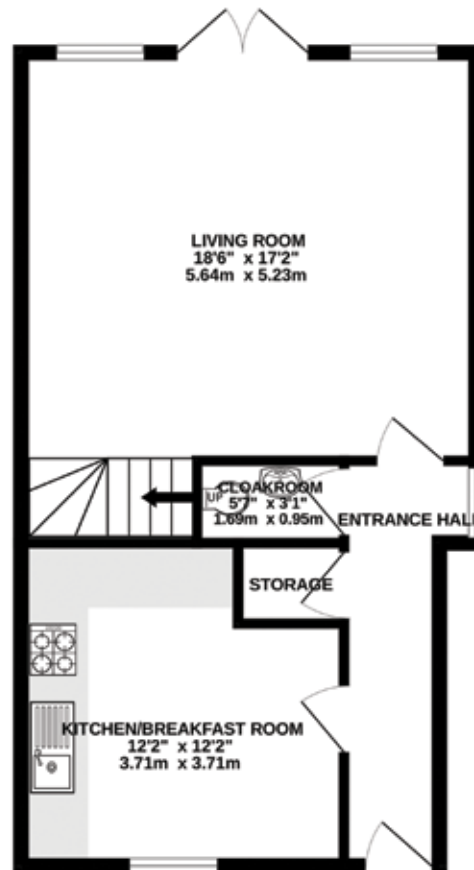
- Three-bedroom semi-detached home, forming one of four homes built in 2019
- Built by local builders, LC Millar and finished to a lovely specification
- Benefiting from sensational open views across Gloucestershire countryside
- Entrance hall, downstairs cloakroom and fitted storage cupboard
- Kitchen/breakfast room offering wealth of fitted units and a host of integrated appliances
- Spacious living room located to the rear of the property. French doors to rear garden
- Three lovely size bedrooms and a four-piece family bathroom complete upstairs
- Allocated parking for two cars to the front, remainder laid to lawn
- Wonderful, large, mature garden to the rear
- A property that comes with a high recommendation to view

### DIRECTIONS

To locate the property, please enter the following postcode: GL20 7EE where the property can be identified by our For Sale sign.



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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		114 1A
81-91	B	83 1A	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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  
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