



## SOUTHCROFT COTTAGE

Bredons Norton | Tewkesbury | GL20 7EZ

HUGHES **HS** SEALEY

# Welcome to... SOUTHCROFT COTTAGE

Welcome to Southwold Cottage, a wonderful three double bedroom detached cottage, located in this highly sought after village. Beautifully presented and ready to move into and enjoy, the home further benefits from being offered for sale with no onward chain whilst in addition, the home features driveway parking, a detached single garage and a wonderfully mature garden and it is because of the above, that this property comes with such a high recommendation to view.

Full of charm and character, the home enjoys a wealth of accommodation arranged over the two floors with the ground floor enjoying a welcoming entrance which in turn leads through to the living room.

The living room features a front facing window so one can enjoy views over the garden, a flagstone floor and finally a raised log burning stove which is inset to the exposed, red brick chimney breast. Stepping through the door to

the head of the room leads you into the formal dining room – which is open to the garden room, an extension of the original building – which in turn leads through to the modern fitted kitchen, enjoying a fine selection of units which sit alongside a host of integrated appliances.

A door to the head of the kitchen leads through to the separate utility room which allows access to the garden and terrace and finally the cloakroom.

To the upstairs are three wonderfully sized bedrooms, all of which benefit from fitted wardrobes. All rooms enjoy views over the garden with bedroom three featuring double aspect windows and as such is a wonderfully light room.

Completing the upstairs and the property's accommodation is a wonderful, four-piece family bathroom.









# Explore outside... SOUTHCROFT COTTAGE

Externally, the home features driveway parking which in turn leads to the detached single garage. The garden, which is all located to the front of the home, is mature and enjoys a high degree of privacy. Within the garden is a paved terrace, a well, lawns and well-stocked flower beds that are full of colour and vibrancy.

## LOCATION

The property is in the village of Bredons Norton, which sits neatly between the villages of Bredon and Eckington. The larger village of the two, Bredon, is a village that provides a home to people of all ages. The appeal of the village is its wealth of local amenities within close proximity 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 several

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.

## KEY FEATURES

- A wonderful three double bedroom detached cottage, located in this highly sought after village
- Beautifully presented and ready to move into, the home is also offered for sale with no chain
- Driveway parking, leading to detached single garage
- Beautifully mature garden enjoying a paved terrace, lawns and well-stocked flower beds
- Full of charm and character, this really is a home that must be viewed to be fully appreciated

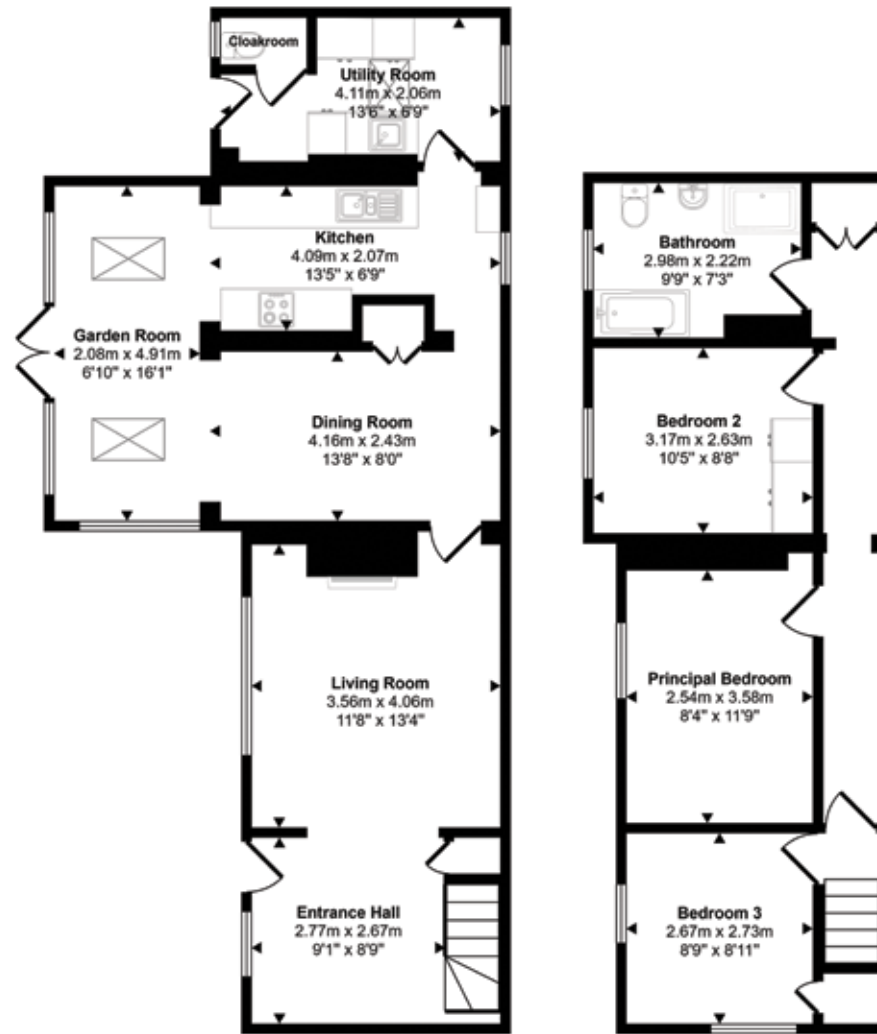
- Spacious entrance hall, living room with log fire and also a separate dining room
- Dining room links through to the garden room, which in turn leads to the modern kitchen
- Ground floor completed by separate utility room and cloakroom
- Three double bedrooms to the first floor, all enjoying views over the garden
- Property's accommodation is completed by the stunning, four-piece family bathroom

## DIRECTIONS

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



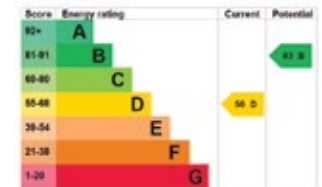
Approx Gross Internal Area  
114 sq m / 1226 sq ft



**Ground Floor**  
Approx 68 sq m / 727 sq ft

**First Floor**  
Approx 46 sq m / 498 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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