



FARLEY'S BUTT

High Street | Kemerton | Tewkesbury | GL20 7HP

HUGHES **HS** SEALEY



# Welcome to... FARLEY'S BUTT

Welcome to Farley's Butt, a three-bedroom semi-detached, period family home located in the heart of this sought after village. Offered for sale with no onward chain, the home is at a stage where one would want to apply their own mark to the property, yet the home benefits from a wealth of period features, a stunning, mature rear garden, driveway parking and a detached double garage and it is because of the above, that this home comes with a high recommendation to view.

Internally, the property benefits from a central hallway that leads through to the two reception rooms, these being the living room and dining room. Both reception rooms enjoy open fireplaces with the living room enjoying sliding doors giving access to the rear garden. To the rear of the property is a fitted kitchen which boasts a wealth of units which sit alongside a host of integrated appliances.

To the upstairs are three bedrooms and a family bathroom. The master bedroom benefits from fitted bedroom furniture as well as a three-piece, en suite shower room.

Externally, a gravelled driveway to the right of the home leads to a parking area as well as a detached double garage. Within the garden is a large brick building, which has been split into the three rooms, two for storage and one is a gardener's WC.

The garden is highly impressive and very large. Within the garden are several paved terraces, lawns and an abundance of mature plants, trees and shrubs.

## LOCATION

Kemerton affords a real sense of community, with its two churches, a village hall, which holds several events plus the public house, the Crown Inn and a village coffee house.

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. 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 three-bedroom semi detached family home, offered for sale with no onward chain
- Located in this highly sought after village that offers a local pub and coffee house
- Beautiful, mature gardens to the rear. Driveway parking and double garage
- The property is at a stage where one can apply their own stamp to the home
- Ground floor comprises of entrance hall, two formal reception rooms and fitted kitchen
- Both reception rooms with open fires. Living room with doors to rear garden
- Fitted kitchen offers a wealth of units and a host of integrated appliances
- To the first floor are three bedrooms and a family bathroom
- Master bedroom benefits from a three-piece en suite shower room
- 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 7HP. Upon arrival, the property can be identified by our For Sale sign.







Approx Gross Internal Area  
109 sq m / 1174 sq ft



Ground Floor  
Approx 56 sq m / 602 sq ft



First Floor  
Approx 53 sq m / 572 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 bathrooms suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53	
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 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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