



YEW TREE COTTAGE

Lower Lane | Kinsham | Tewkesbury | Gloucestershire | GL20 8HT

HUGHES **HS** SEALEY

Welcome to... YEW TREE COTTAGE

Welcome to Yew Tree Cottage, a super four double bedroom detached cottage that originally dates back to 1850 yet undertook a two-storey extension in 2015, creating this spacious family home that sits on a mature plot of circa 0.75 acre and backs onto neighbouring paddocks where horses graze, whilst to the right-hand side of the property, the home enjoys views over the Malvern Hills.

Add in that the property benefits from plenty of driveway parking, a detached triple garage, and is offered for sale with no onward chain, and you begin to understand why this property comes with such a high recommendation to view.

The hamlet of Kinsham neighbours the larger villages of Kemerton and Bredon, with the larger village of Bredon offering a thriving community and amenities such as a village shop and post office, an OFSTED 'outstanding' rated primary school, doctors' surgery, a village hall and two public houses. The village is also home to football, rugby, and bowls clubs. The nearest town is the mediaeval town of Tewkesbury, which offers supermarkets, restaurants, coffee shops, and a leisure centre. For commuters, there is a train station at Ashchurch, and Tewkesbury sits just off Junction 9 of the M5 motorway.

Returning to the property, the home enjoys a wealth of accommodations across the two floors. On the ground floor in the older part of the property is a sitting room, which features a log-burning stove inset to a stone

surround, while a staircase gives access to the upper floor.

Completing this part of the building is a modern kitchen/breakfast room that benefits from a wealth of fitted units that sit alongside a host of integrated appliances. A doorway from the kitchen leads into the new extension, where one will find a separate utility room, cloakroom and a door that gives access to an additional reception room, the living/dining room.

The room benefits from plenty of natural light from the two sets of French doors, which lead neatly onto a paved terrace and beyond to the property's formal garden. From the terrace, one can enjoy the views over the neighbouring paddocks, where horses are found grazing. This final reception room benefits from wood flooring and a modern, raised log burning stone, which provides a wonderful focal point.

The upstairs is separated into two parts. In the oldest part of the property are the first of two double bedrooms, both of which benefit from fitted wardrobes, with the main bedroom enjoying an en suite shower room. Both bedrooms enjoy views over farmland to the right of the home and onto Malvern Hills. Completing this part of the home is a shower room, which has recently been fitted and, in essence, is an en suite to bedroom two.

Upstairs on the new extension are two further double bedrooms, one of which benefits from fitted wardrobes. These two bedrooms both enjoy views over the garden and share a three-piece family shower room.



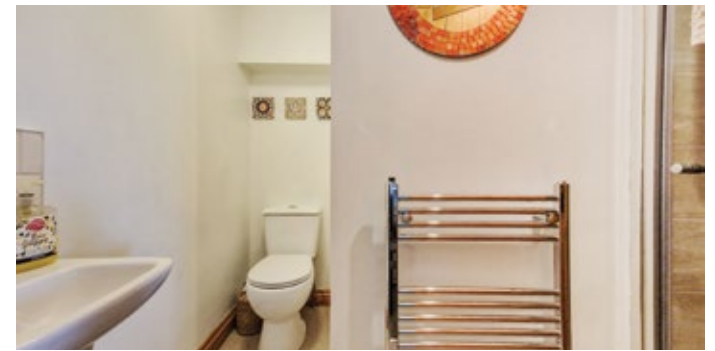












Explore outside... YEWTREE COTTAGE

Externally, the property benefits from an expansive driveway, which will comfortably house ten cars. The driveway gives access to the triple garage, which benefits from light and power, electric doors and EV point. The gardens wrap around the property, which are predominantly laid to lawn, and within are found mature flower beds and a selection of fruit trees. Yew Tree Cottage also owns a small paddock located at the head of the garden, where the LPG tank is located. Not big enough to graze horses, it would be a perfect location for chickens and bees.

- A wonderful four double bedroom extended cottage, located in this super village
- Sat within mature grounds of 0.75 acre and enjoying open views across neighbouring paddocks
- Offered for sale with no onward chain
- Extensive driveway leading to detached triple garage

- Internally enjoying sitting room with log fire plus second living/dining room with log stove
- Modern kitchen/breakfast room, offering wealth of units. Separate utility and cloakroom
- Master bedroom with en suite shower room and fitted wardrobes
- Bedroom two has private three-piece shower room
- Two further double bedrooms share a three-piece shower room
- A property that comes with a high recommendation to view

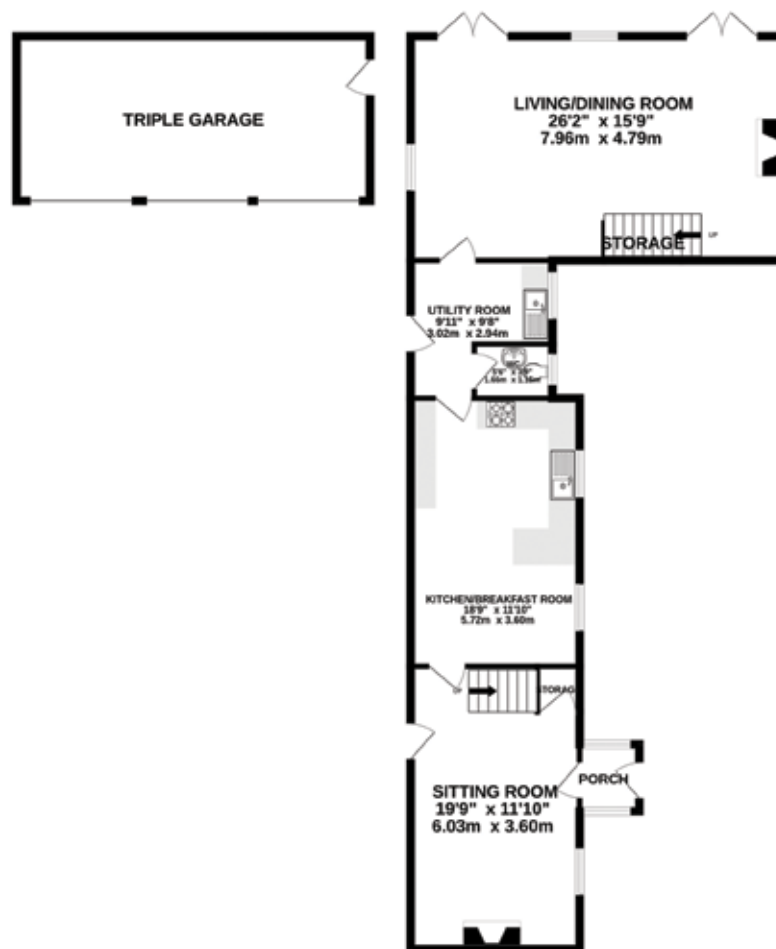
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 8HT. Upon entering the lane, the property can be located on your left.

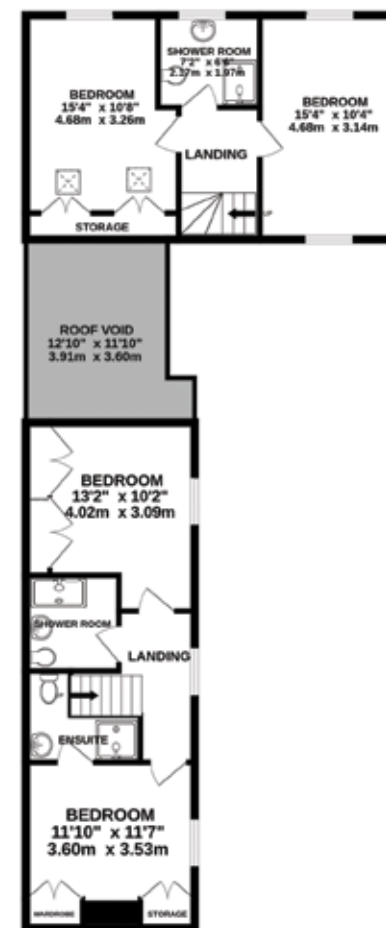




GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.



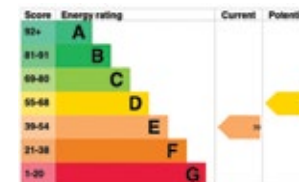
1ST FLOOR
822 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 2075 sq.ft. (192.7 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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