



36 ORCHARD CLOSE  
Bredon | Tewkesbury | GL20 7NH

HUGHES **HS** SEALEY

# Welcome to... 36 ORCHARD CLOSE

Welcome to Number 36, Orchard Close, a wonderful four-bedroom, extended, link-detached family home, located in this sought after village, offered for sale with no onward chain. Having been extended to the rear elevation, whilst also having had a loft conversion undertaken, the property enjoys a wealth of accommodation across three levels and furthermore, benefits from an enclosed rear garden that enjoys a high degree of privacy and it is because of the above, that this property comes with such a high recommendation to view.

Internally, on the ground floor is a central and welcoming entrance hall that

allows access to the cloakroom, modern kitchen/breakfast room and living room. The kitchen is located to the front of the property and as such enjoys views over the private woodland, which is owned by the development. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances, whereas the breakfast area will comfortably house a table and four chairs.

The living room is located towards the rear of the property and is a lovely square room which benefits from double aspect windows. To the head of the room is the dining room, which is an addition to the original build. The

room is a lovely size and as such will comfortably house an eight-seater table and chairs whilst bi folding doors to the rear elevation lead out to the garden.

On the first floor are three bedrooms and the family bathroom. The guest bedroom, which was formally the principal bedroom, is located to the front of the property and benefits from a three-piece, en suite shower room.

On the upper level is now the principal bedroom. Enjoying plenty of natural light from the Velux windows, the room also enjoys a three-piece, en suite shower room.









# Explore outside... 36 ORCHARD CLOSE

Externally to the front, the property offers tandem, driveway parking which leads to the single garage. The garage has light and power and there is a pedestrian door to the rear garden. The garden is a good size and offers a high degree of privacy. Within the garden is a paved terrace with the remainder being laid to lawn.

## LOCATION

Bredon is a highly desirable village to live in, providing a home for people of all ages. The appeal of the village is its wealth of local amenities within walking distance, a shop, a post office, a doctor's surgery, a village hall, a church, village infant/primary school (OFSTED 'outstanding' rating), a preschool and two public houses. For those interested in activity and other pursuits, there are a number of local clubs and societies as well as sports

clubs offering bowls, football, rugby, cricket, tennis, playing fields, sailing, the river and the local marina.

The village is named after Bredon Hill, which boasts spectacular views and pathways for walking, running, cycling, and horseback riding.

- A four-bedroom link-detached family home, located in this highly sought after village
- Offered for sale with no onward chain
- Having been extended, the property enjoys a wealth of accommodation across three floors
- Externally the property benefits from tandem, driveway parking and single garage
- To the rear is an enclosed garden offering a paved terrace and lawns

- On the ground floor is the entrance hall, cloakroom and kitchen/ breakfast room
- Ground floor reception rooms include the living room and dining room
- On the first floor are three bedrooms, one with en suite shower room and family bathroom
- To the upper floor is the principal bedroom which enjoys a three-piece, en suite shower
- Internal viewings recommended

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7NH. Upon arrival into the road, the property can be found on your right.

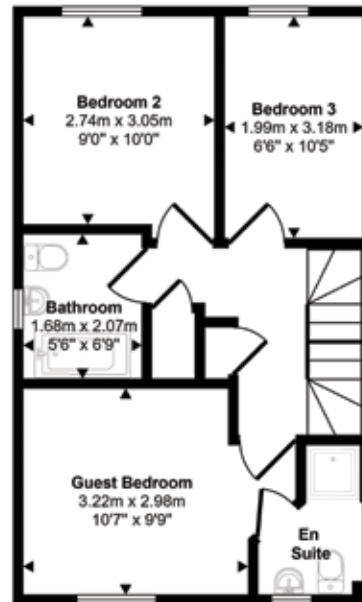


Approx Gross Internal Area  
141 sq m / 1515 sq ft

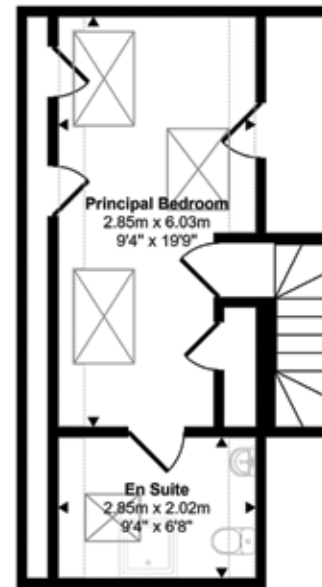


Ground Floor  
Approx 55 sq m / 591 sq ft

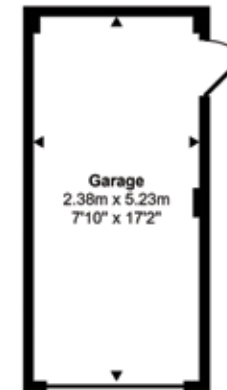
□ Denotes head height below 1.5m



First Floor  
Approx 41 sq m / 436 sq ft



Second Floor  
Approx 33 sq m / 354 sq ft



Garage  
Approx 12 sq m / 134 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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