



ROVILLE

Bredons Norton | Tewkesbury | Gloucestershire | GL20 7EZ

HUGHES **HS** SEALEY

Welcome to... ROVILLE

Welcome to Roville, a most delightful four-bedroom detached family home, located in this ever-popular village. Beautifully presented and enjoying plenty of natural light, the home offers a wealth of accommodation across the two floors and is complimented by a mature, wrap around garden that enjoys a super backdrop of the church tower to the rear, whilst to the front are views over neighbouring farmland and beyond this, Bredon Hill and the Cotswold Edge. Add in that the home benefits from plenty of driveway parking and an attached garage, you begin to understand why this property comes with such a high recommendation to view.

Internally the property enjoys a spacious and welcoming entrance hall which gives access to a majority of the ground floor rooms, whilst stairs turn and rise to the upper level. To the left of the hall, is a large and bright living/dining room. With floor-to-ceiling windows to the front elevation, two windows to the side elevation and French doors to the rear leading to the garden, the natural light flooding into the room is lovely. To complete the room

and providing a central focal point is a log burning stove.

A door from the living room leads through to the modern kitchen/breakfast room which benefits from a wealth of fitted units, which sit alongside a host of integrated appliances, whilst a window to the rear elevation allows one to enjoy views over the garden.

From the kitchen, a door returns to the hallway, whilst a second door leads to a side passage which in turn allows one to access the attached garage, that benefits from light and power and finally a large utility room which is located to the rear of the home.

Completing the ground floor is a double bedroom which benefits from an en suite bathroom.

To the upstairs are three bedrooms and the family shower room. Of the bedrooms, two are double bedrooms, both offering eaves storage plus fitted wardrobes and both enjoying elevated views to the front elevation.









Explore outside... ROVILLE

Externally to the front, a large driveway allows off road parking for multiple cars. The driveway continues and leads to the attached garage, which benefits from light and power. The remainder of the front is laid to lawn which is encased by mature flower beds, which are full of colour.

To the rear is a landscaped garden that offers a seating area, water feature, vegetable garden and mature flower beds. The garden is enclosed by fencing and Cotswold stone walls and enjoys a lovely view of the church.

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.

- A wonderful, four-bedroom detached family home, located in this sought after village
- Beautifully presented and as such, ready to move into and enjoy
- South facing, mature front garden plus driveway parking and garage
- Enjoying open views to the front elevation across the village and onto Bredon Hill
- Welcoming entrance hall, spacious living room with open fire. Modern kitchen/breakfast room

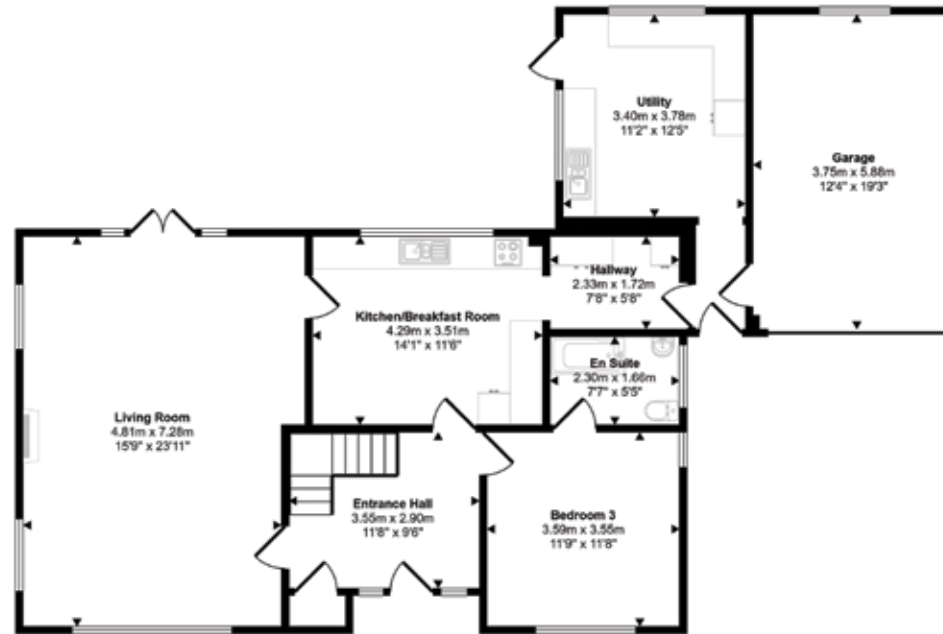
- Ground floor completed by master bedroom with en suite shower room and the utility room
- To the upper level is a bright and spacious landing leading to three bedrooms and shower room
- The two larger bedrooms benefit from eaves storage, fitted wardrobes and elevated views over the village
- To the rear is a mature garden offering seating area, water feature and vegetable garden

DIRECTIONS

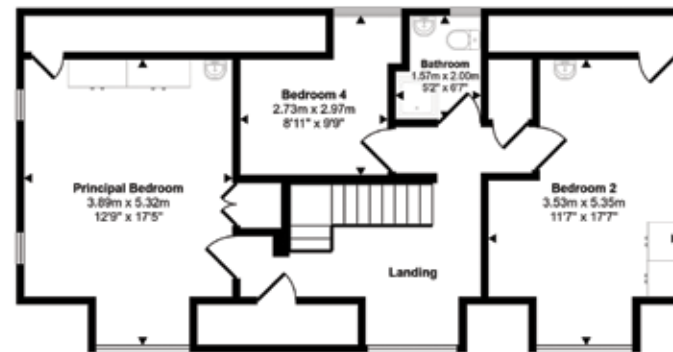
To locate the property, please enter the following postcode into your sat nav system: GL20 7EZ. Upon entering the village, take the first right hand turn by the village hall and the property can then be found on your left.



Approx Gross Internal Area
199 sq m / 2138 sq ft



Ground Floor
Approx 126 sq m / 1359 sq ft



First Floor
Approx 72 sq m / 779 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 Snaggy 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
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