



MIRAMAR

Cheltenham Road | Kinsham | Tewkesbury | Gloucestershire | GL20 8HP

HUGHES **HS** SEALEY

Welcome to... MIRAMAR

Welcome to Miramar, a four double bedroom detached equestrian family home. Located in the heart of the Bredon Hill, this special property is a horse enthusiast's dream sitting in circa three acres of grounds, comprising 2.2 acres of post and rail paddocks, plus formal gardens and an orchard. Furthermore, the property benefits from a 40m x 20m menage, four stables, tack room, feed room, rug room, hay barn and finally a post and rail winter turn out pen.

Add in that the property benefits from a detached double garage with 1st floor storage, an attached potting shed, driveway parking for 10 plus cars, whilst also having lorry parking for a 7.5-ton horse lorry, electric charging point and a 10m x 3m detached home office, you begin to understand why this property comes with such a high recommendation to view.

Accessed via a five-bar wooden gate which leads you through to the expansive driveway, where multiple parking is available, plus parking for up to a 7.5-ton horse lorry is also possible to the side of the property.

As you enter the driveway, to the right is a detached double garage with 1st floor storage. Benefitting from light, power and water, we would suggest that subject to the relevant planning permissions being obtained, there may be an option to create ancillary accommodation to the main home.

Attached to the garage is a potting shed, which also benefits from light and power.

To the left of the driveway is a mature orchard, featuring a wealth of fruit trees to include apple (eating and cooking), plum, pear, damson and greengage.

Nestled in the orchard is the detached home office which measures 10m x 3m. Timber clad, the building enjoys double aspect windows, French doors to the front elevation, wood flooring, inset spotlighting to the ceiling and offers light, power and WIFI connection.

THE PROPERTY

Internally, the property enjoys a central entrance hall which provides access to all the accommodation within. The living room is a lovely space, enjoying plenty of natural light from the window to the front elevation and the sliding doors to the side elevation. Providing a central focal point to the room is an AGA log burning stove which sits on a granite hearth.

The kitchen/dining room is a wonderful space. Enjoying double aspect windows, there are also sliding doors leading onto the south facing terrace. The oak kitchen features a wealth of fitted units which sit alongside

a host of integrated appliances which include a four door, cream AGA, Neff induction hob, fan assisted electric oven, combi microwave, full size dishwasher and finally an extractor fan. There is space for an American fridge freezer with the space plumbed for direct water connection. The kitchen is completed by granite worksurfaces, inset spotlighting and a stone tiled floor which continues through to the separate utility room, where there is space and plumbing for the washing machine and a door leads to a second outdoor terrace.

Continuing through the property leads onto the four double bedrooms and four-piece family bathroom. The principal bedroom enjoys two sets of fitted wardrobes, a stunning four-piece en suite bathroom and sliding doors to the rear of the room lead to a private seating area whilst also allowing one to see the horses, once stabled.

On the ground floor are two further double bedrooms with bedroom four benefitting from an adjoining playroom. All three rooms face the front elevation with bedroom four benefitting from a fitted wardrobe. The final bedroom is located to the first floor and benefits from fitted storage.

Completing the ground floor is the stunning four-piece family bathroom, enjoying an oversized bath and spacious, walk-in shower.



























Explore outside... MIRAMAR

Externally the property enjoys a large terrace directly outside the kitchen, where there is also a raised pond and a maturing flower bed. The terrace opens onto the lawned garden where there is a raised decked terrace, enclosed vegetable garden complete with three raised beds and greenhouse plus finally a large, enclosed chicken pen.

The stable block is located to the right of the garden and features four stables, three standard size and one foaling pen. There is also a tack room, feed store and rug room whilst behind the stable block is a hay barn. All stables have lighting, and water is found to the right hand side of the stable block.

The property further benefits from a large bark chipped winter turn out pen which leads to the paddocks, separated into four parcels, all of which is enclosed by either post and tornado fencing or post and horse rail fencing. There is a second gated access to the paddocks off Chapel Lane and there is direct water to three of the paddocks.

Completing the property is a 40m x 20m menage which was reconstructed in 2021 by Ridley Fencing, Gloucestershire who laid a new membrane, new premixed silica sand and carpet fibre surface and renewed all the post and rail fencing.

In summary, this really is a special property which is rarely available within the Bredon Hill. Beautifully presented, the home is ready to move into and enjoy and for those with an equestrian passion, this is one property that is perfect for your needs.

SERVICES

- Mains drainage, mains water, mains electricity
- Oil-fired central heating
- Fibre is connected directly to the property with speeds of up to 1600 Mbps available
- The property also benefits from solar panels with FIT returning circa £2500 per year
- Wychavon District Council – Band G

LOCATION

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.

AGENTS NOTE

Please note that the property belongs to the Directors of Hughes Sealey Estate Agents.

- A four double bedroom detached, equestrian family home, located within the Bredon Hill
- Sit within grounds of circa 3.00 acres, comprising 2.2 acres of paddocks plus garden and orchard
- 40m x 20m menage, finished with mixed silica sand and carpet fibre surface
- Four stables, tack room, rug room, feed store, hay barn and winter turn out pen
- Formal garden comprising paved terrace, raised pond, lawns and vegetable garden
- Detached double garage with 1st floor storage, potting shed and 10m x 3m home office
- Living room with log fire, kitchen/dining room with AGA, granite work surface and stone floor
- Master bedroom with four-piece en suite bathroom and fitted wardrobes
- Playroom to bedroom four
- Four-piece family bathroom completes the accommodation
- A property that must be viewed to fully appreciate all that is on offer

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL2 8HP. Upon arrival, the property can be identified by our For Sale sign.







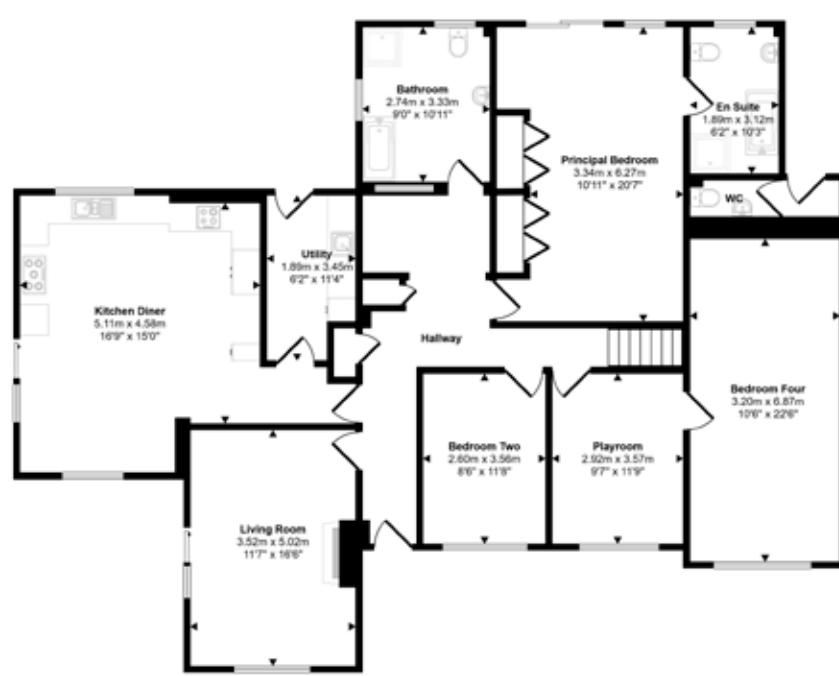




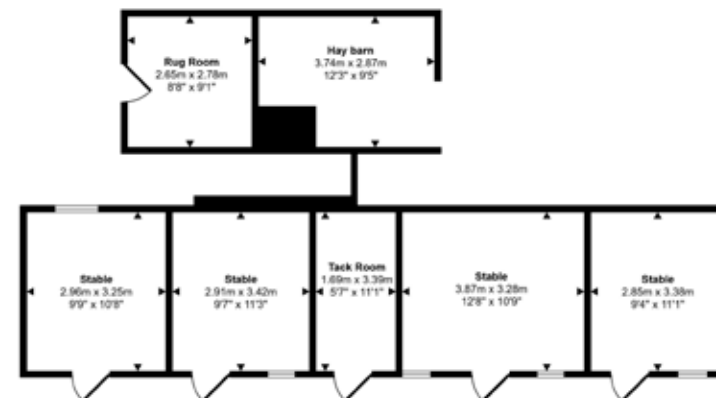




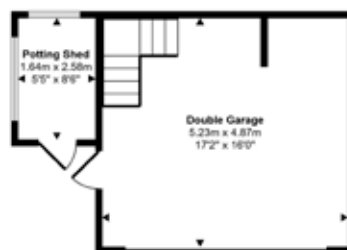




Approx Gross Internal Area
340 sq m / 3660 sq ft



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.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
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
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