



WRENS NEST

Farm Lane | Westmancote | Tewkesbury | GL20 7ES

HUGHES **HS** SEALEY

Welcome to... WRENS NEST

Welcome to Wrens Nest, a lovely one-bedroom attached barn conversion, located in this highly sought-after village. Offered for sale with no onward chain, the property benefits from a large, private rear garden as well as an en bloc single garage. At a stage where one could apply their own mark, this is a property that comes with a high recommendation to view.

Internally the property enjoys a welcoming and central entrance hall that leads through to the spacious living room, the kitchen/breakfast room, the four-piece family bathroom and finally the double bedroom.

The living room enjoys plenty of natural light from the double aspect windows, whilst providing a focal point to the room is a gas, living flame fire.

The kitchen enjoys a good selection of units, which sit

alongside a host of integrated appliances. To the head of the room, a door leads to the separate utility room which in turn provides access to the rear garden.

The double bedroom is a lovely size and like the living room, enjoys plenty of natural light from the double aspect windows.

Completing the accommodation is the four-piece bathroom, featuring a bath and separate shower.

Externally the home enjoys a large, private rear garden, predominantly laid to lawn.

Furthermore, the property benefits from a single, en bloc garage.

LOCATION

The village of Westmancote sits in between the

neighbouring villages of Kemerton and Bredon and whilst Kemerton offers a village pub, the village of Bredon, which is the much larger of the villages, offers a doctor's surgery, primary school with an outstanding OFSTED report, shop and post office as well as a public house and restaurant. The village also offers a range of recreational attractions to include cricket, football, rugby, bowls and ballet.

KEY FEATURES

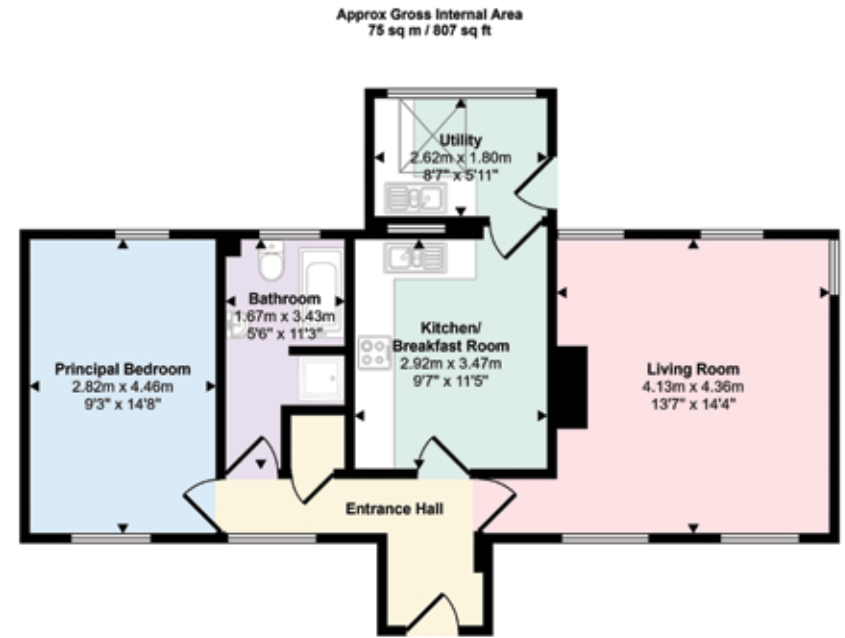
- A one-bedroom, attached barn conversion, located in this sought after village
- Offered for sale with no onward chain
- At a stage where one could apply their own mark to the home

- Large rear garden enjoying a high degree of privacy
- En bloc single garage
- Central entrance hall, spacious living room with gas living flame fire
- Kitchen/breakfast room leading to separate utility room
- Double bedroom and four-piece family bathroom complete the accommodation
- Internal viewings recommended

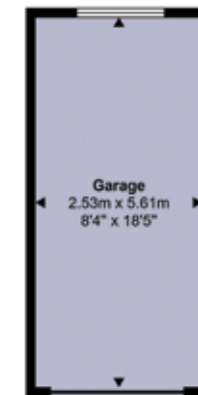
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav device GL20 7ES. Upon arrival, proceed along Farm Lane, to the bottom where the property can be found.





Floorplan
Approx 61 sq m / 654 sq ft



Garage
Approx 14 sq m / 152 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.

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