



Woodside
COUNTRY ESTATE

WOODSIDE COUNTRY ESTATE
Bredon Hill | Worcestershire

HUGHES  SEALEY

Welcome to... WOODSIDE COUNTRY ESTATE

A brand-new, secure, exclusive holiday home development set within a truly secluded and picturesque location in the charming village of Westmancote. Nestled at the foot of Bredon Hill and positioned on the border of Gloucestershire and Worcestershire, this unique setting offers peace, privacy, and natural beauty in equal measure. Designed exclusively for those aged 50 and over, Woodside Country Estate is an intimate community of just 26 bespoke holiday homes. Each residence is thoughtfully arranged around a stunning private lake, creating

a tranquil environment where you can relax, unwind, and enjoy the quiet rhythm of countryside living.

This is a rare opportunity to select your preferred plot and create a fully bespoke holiday home tailored to your personal taste and lifestyle. Whether you envision a contemporary retreat or a traditional lodge, Woodside offers the flexibility to bring your vision to life.

Each plot benefits from individual:

- Underground LPG gas supply

- Fibre broadband connectivity
- Mains water and electricity
- Carefully planned positioning to maximise privacy and views

Plots are sold with a 50-year licence, granting year-round access (365 days a year), allowing you the freedom to come and go whenever you choose, for as long as you wish.

Annual Pitch Fee: £4,160 (payable to site owners)











Explore outside... WOODSIDE COUNTRY ESTATE

Tucked away on the lower slopes of Bredon Hill, within the breathtaking Cotswolds Area of Outstanding Natural Beauty, Westmancote is a highly sought-after hamlet renowned for its peaceful atmosphere, unspoilt charm, and far-reaching countryside views.

This idyllic setting offers the perfect balance of rural tranquillity and everyday convenience, a place where you can truly unwind, yet remain well connected.

LOCAL AMENITIES

The nearby village of Bredon provides a vibrant and welcoming community, offering a range of essential amenities including:

- Village shop and post office
- Primary school and doctors' surgery
- Three traditional country pubs
- Fish & chip shop
- Sports and recreational clubs
- Convenient bus links within walking distance

For a wider selection of shopping, dining and leisure facilities, the historic market towns of Tewkesbury, Pershore and Evesham are all just a short drive away.

WELL CONNECTED, YET WONDERFULLY SECLUDED

Despite its peaceful location, Westmancote benefits from excellent transport links:

- Easy access to the M5 (Junction 9) connecting to Cheltenham, Gloucester, Worcester, and Birmingham
- Rail services from Ashchurch for Tewkesbury and Cheltenham Spa, with direct routes to London Paddington, Birmingham, and Bristol

A LIFESTYLE SURROUNDED BY NATURE

Encircled by rolling countryside, the area offers miles of scenic walking trails, bridleways, and panoramic routes across Bredon Hill.

Whether it's a gentle lakeside stroll or a more adventurous hike, this location is perfectly suited to those who appreciate the outdoors.

Woodside Country Estate embraces this natural beauty, offering a lifestyle centred around:

- Peace
- Privacy
- A strong sense of community
- Heritage-rich surroundings
- Year-round enjoyment of the countryside

KEY FEATURES

- An exclusive development of just 26 holiday homes
- Set within a highly desirable village on the Gloucestershire/Worcestershire border
- 50-year licence with 365-day unrestricted access to the park
- Opportunity to design and build your own bespoke holiday home
- Each plot includes LPG central heating, fibre broadband, mains water, and electricity
- Beautifully landscaped grounds featuring a private lake, vegetable garden, and communal spaces
- Within walking distance of local shops, pubs, restaurants, post office, and medical facilities
- Excellent transport links and accessibility
- Viewing of this exceptional development is highly recommended

DIRECTIONS

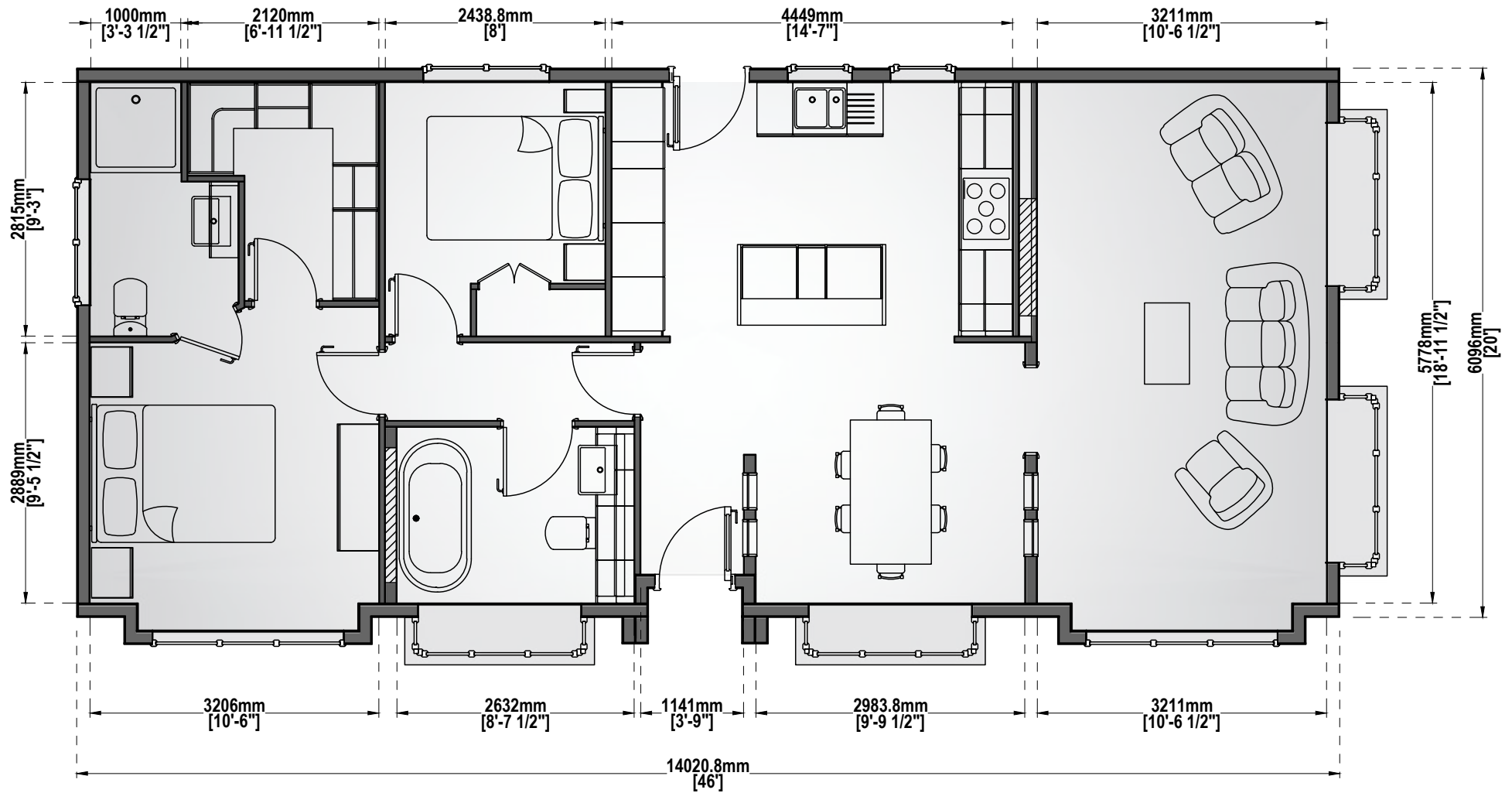
To locate the development, please use postcode GL20 7EN.

Upon arrival, continue along the private road to the end, where the development is situated. Proceed through the electric gates, where a member of the sales team will be available to welcome you.





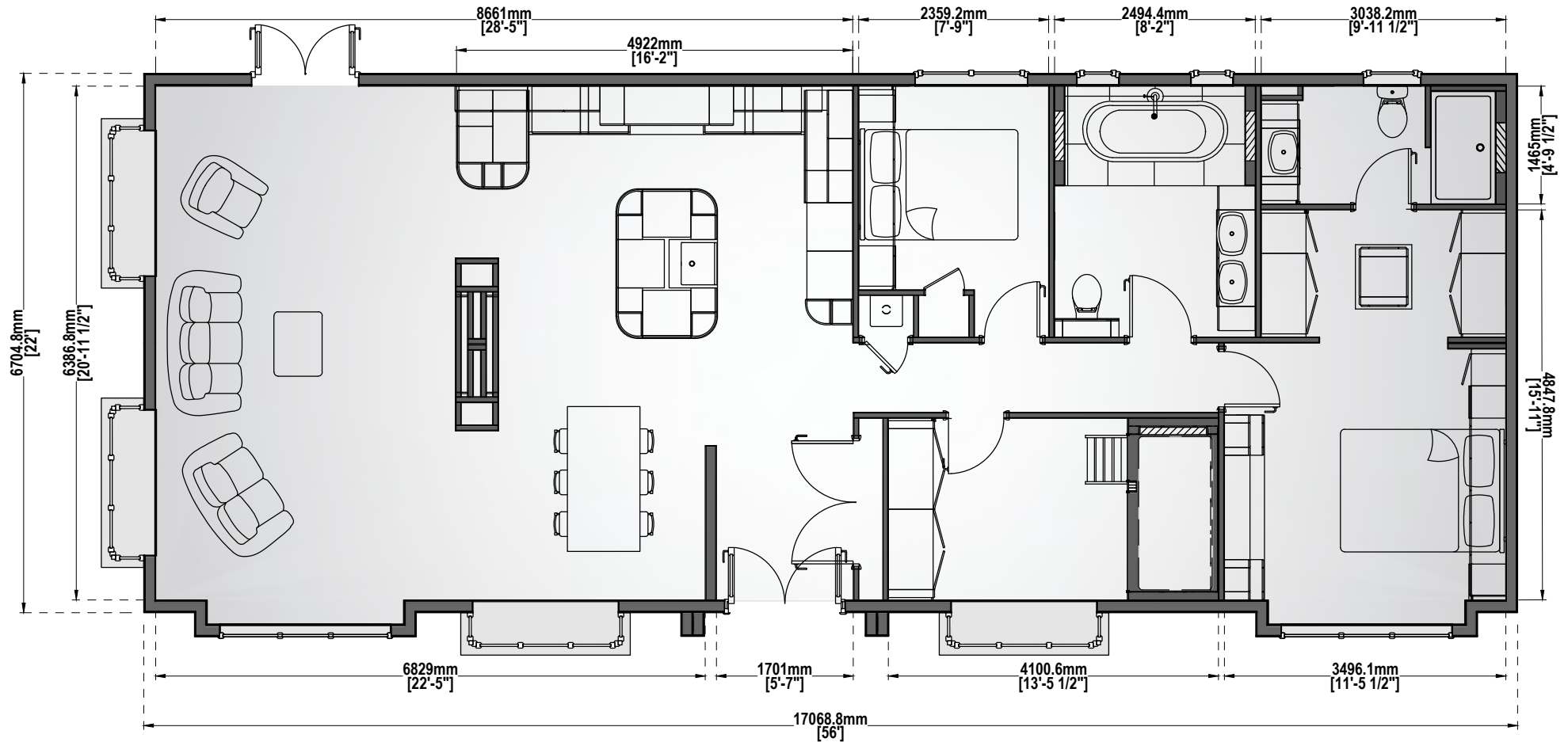
Kensington 46' x 20'



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.



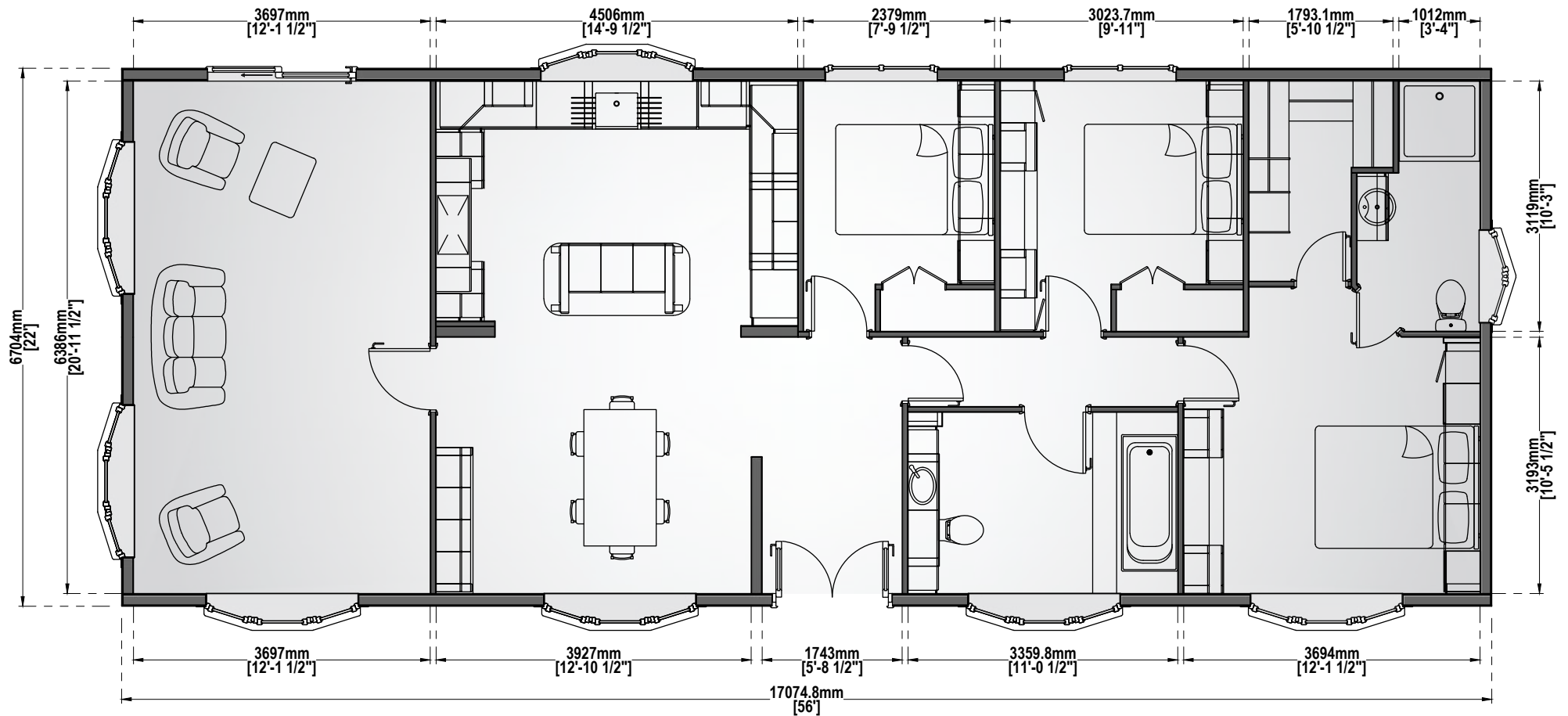
Sapphire 56' x 22'



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Topaz 56' x 22'



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