



FAIRWIND  
Back Lane | Kemerton | GL20 7HY

HUGHES **HS** SEALEY

# Welcome to... FAIRWIND

Welcome to Fairwind, a delightful two-bedroom cottage, situated in the highly desirable village of Kemerton, one of a string of villages encircling the base of Bredon Hill and lies within in the Cotswolds Area of Outstanding Natural Beauty.

Fairwind offers stunning views across open countryside to the Malvern Hills, whilst only being a short walk from the village centre. Offered to the market with no onward chain, the property is beautifully presented and as such is ready to move into and enjoy. Furthermore, the property has had planning granted to extend the accommodation and in doing so will create a third bedroom. Further details of the planning are available by searching Wychavon Planning and using the reference number: W/24/02299/HP  
Kemerton affords a real sense of community, with its two churches, a village hall – which holds several events and is home to the local playgroup – plus

the public house, the Crown Inn. The neighbouring village of Bredon is slightly larger and here there are further amenities to include a village shop and post office, a church, two further public houses, The Fox and Hounds and The Royal Oak. The village of Bredon also offers a rugby club, football club and a doctor's surgery and there is a primary school. For those needing to commute, the M5 motorway is within a 10-minute drive and provides north and southbound junctions to Birmingham and Bristol, whilst within equal distance, is the A46 for those needing to access Warwick or Stratford. Returning to the property, the home is light, spacious and finished to a high standard throughout. Arranged over two floors, the ground floor consists of an entrance porch, living room with natural stone tiled floor and log burning stove inset to chimney breast. Walking through the living room leads you to the wonderfully appointed kitchen/dining room.

Neutral in décor, the shaker-style kitchen is finished with an oak effect worksurface and a host of integral appliances to include a fitted, free standing range-style cooker, fridge/freezer, dishwasher and secondary undercounter freezer.

Being open to the dining area, the room would comfortably hold an eight-seater table. The dining room and kitchen are finished with a natural stone tiled floor which also enjoys an underfloor heating system.

Completing the downstairs accommodation is a separate utility room and cloakroom including a toilet.

Moving upstairs, there are two double bedrooms and the family bathroom. Both bedrooms are beautifully finished and are awash with natural light and benefit from views across open fields which the property's proximity affords.







# Explore outside... FAIRWIND

Outside to the front is a gated cottage garden with off road parking, and to the rear as well is a small courtyard garden. The property also benefits from an additional piece of land which measures in the region of 21m x 17m and offers a variety of mature fruit trees, which is located to the rear of the property.

- Stunning two-bedroom detached cottage, located within a desirable village
- Offered to the market with no onward chain
- With exceptional views across open countryside towards the Malvern Hills and Nature Reserve
- Living room with log burning stove and natural stone tiled floor benefiting from under floor heating
- Wonderful open plan kitchen/dining room. Modern kitchen with an array of integral appliances

- Completing the downstairs is a front porch, rear lobby, utility and cloakroom with downstairs toilet
- Two double bedrooms to the upstairs. Planning permission granted to extend to a three-bedroom property
- Completing the property's accommodation is the family bathroom
- Outside space includes a cottage garden with parking space, courtyard garden and orchard
- An internal viewing is highly recommended

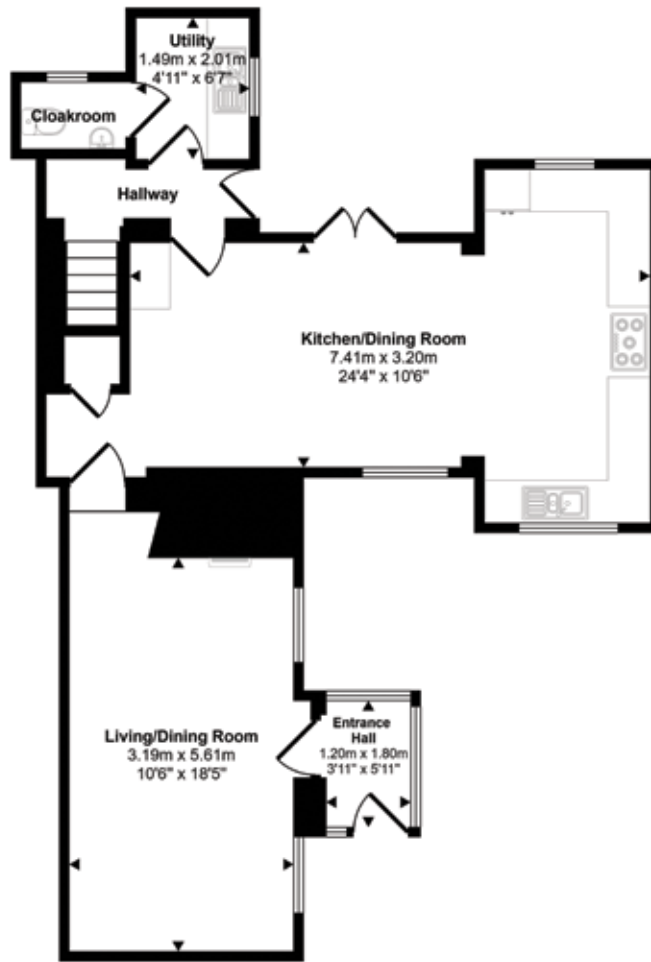
## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7HY. Upon arrival the property can be identified by our For Sale sign.



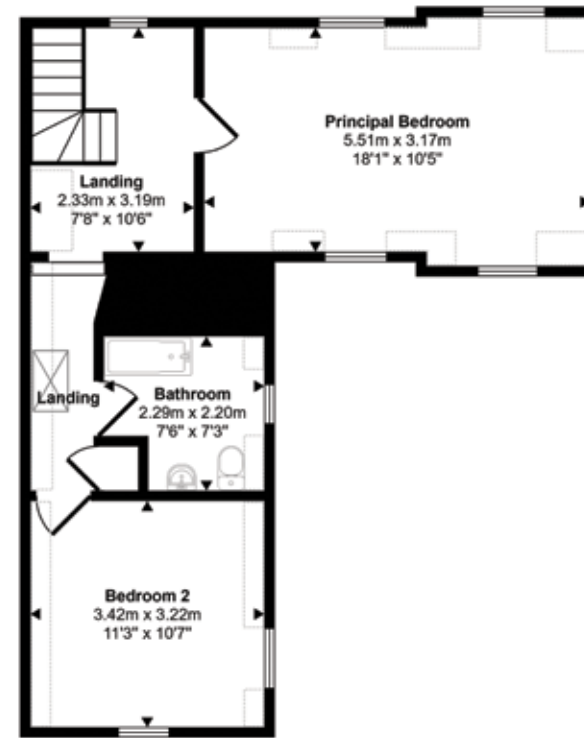


Approx Gross Internal Area  
115 sq m / 1233 sq ft



Ground Floor  
Approx 65 sq m / 701 sq ft

☐ Denotes head height below 1.5m



First Floor  
Approx 49 sq m / 532 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		
81-91	B		
69-80	C		
55-68	D	43 D	59 B
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 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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