



5 NASH ORCHARD
Conderton | Tewkesbury | GL20 7XD

HUGHES **HS** SEALEY

Welcome to... 5 NASH ORCHARD

A DISTINCTIVE COUNTRY HOME WITH EXCEPTIONAL VIEWS

5 Nash Orchard is an impressive detached three-bedroom residence, forming part of an exclusive collection of just five individually designed homes at Nash Orchard. Extending to more than 1,700 sq ft, this exceptional property combines the character and craftsmanship of a traditional country home with the comfort, efficiency and specification expected of a contemporary new build.

The house occupies an enviable position towards the edge of the development, with the rear of the property opening onto a generous garden and established orchard beyond. From the principal living spaces, there are impressive views across surrounding farmland towards Cheltenham, creating an exceptional sense of space and connection with the countryside.

A handcrafted oak entrance door opens into a welcoming hallway, with access to the principal living accommodation. The sitting room is an elegant and comfortable space, centred around a log-burning stove framed by beautifully repurposed Cotswold stone, providing an attractive focal point and a strong sense of local character.

At the heart of the home is the impressive kitchen and dining room. A vaulted ceiling with exposed oak beams, together with a feature stone wall, creates a wonderful combination of architectural interest and contemporary living. Large openings provide a seamless connection to the garden and allow the impressive rural outlook to become part of the room.

The bespoke kitchen has been designed to combine style with practicality and is fitted to an exceptional standard. Features include a Rangemaster

range cooker, Belfast sink, boiling-water tap, integrated Smeg appliances and a dedicated drinks cooler. A separate utility room, cloakroom and useful storage complete the ground floor.

Upstairs, three generously proportioned bedrooms provide comfortable and versatile accommodation. The principal bedroom benefits from a dedicated dressing area and beautifully appointed en suite shower room, whilst bedrooms two and three are served by the stylish family bathroom. All three bedrooms feature fitted wardrobes, with additional storage incorporated into the landing.

Underfloor heating extends throughout both floors, powered by an air-source heat pump and complemented by solar panels, contributing to the property's impressive A-rated EPC and significantly enhanced energy efficiency.

















Explore outside... 5 NASH ORCHARD

Outside, 5 Nash Orchard enjoys a particularly attractive private garden. A paved terrace provides an ideal area for outdoor dining and entertaining, leading onto a lawn and then into a mature orchard, creating a wonderfully established backdrop rarely associated with new-build properties.

The property also benefits from two allocated parking spaces within a shared car barn, with electric vehicle charging provision, together with a useful storage room shared with Plot 4.

** External images and internal photographs have been virtually staged with digital furniture for illustrative purposes only. Actual appearance, finishes and layouts may differ. Prospective purchasers should rely on their own inspection of the property*

NASH ORCHARD & OVERBURY HOMES

Nash Orchard has been thoughtfully created by Overbury Homes, part of the historic Overbury Estate, bringing more than three centuries of craftsmanship, heritage and architectural influence to this exclusive collection.

The development combines traditional materials and handcrafted detailing with modern sustainable technology. Cotswold stone, handmade oak joinery (from the Overbury Estate Workshop) and individually specified kitchens sit alongside air-source heat pumps, solar panels and underfloor heating throughout the ground and first floors.

THE SETTING

Nash Orchard occupies a beautiful position within the parish of Overbury and Conderton, set amongst the rolling countryside of the Cotswold National Landscape on the Worcestershire/Gloucestershire border.

Situated on the southern slopes of Bredon Hill, the surrounding area is renowned for its rural beauty, historic architecture and strong village community. Countryside walks are readily accessible from the development, whilst

local amenities include a village nursery, primary school, village hall, cricket club, sports facilities and Pilates studio. Further facilities can be found in nearby Kemerton and Beckford, whilst Broadway provides an attractive selection of independent shops, restaurants and everyday amenities. Cheltenham offers an extensive range of shopping, dining, cultural and leisure facilities, together with excellent schooling and mainline rail services. Additional rail connections are available from Evesham and Ashchurch.

KEY FEATURES

- Exceptional detached three-bedroom home extending to over 1,700 sq ft
- Exclusive collection of just five individual properties at Nash Orchard
- Far-reaching rural views across open farmland towards Cheltenham
- Elegant sitting room with log-burning stove and reclaimed Cotswold stone surround
- Vaulted kitchen/dining room with exposed oak beams and feature stonework
- Bespoke kitchen with Rangemaster, Belfast sink, boiling tap and integrated Smeg appliances
- Generous private garden leading into a mature established orchard
- A-rated energy efficiency with air-source heat pump, solar panels and underfloor heating
- Principal bedroom with dressing area and en suite, plus fitted wardrobes to all bedrooms
- Two allocated car-barn spaces with EV charging, plus shared storage

DIRECTIONS

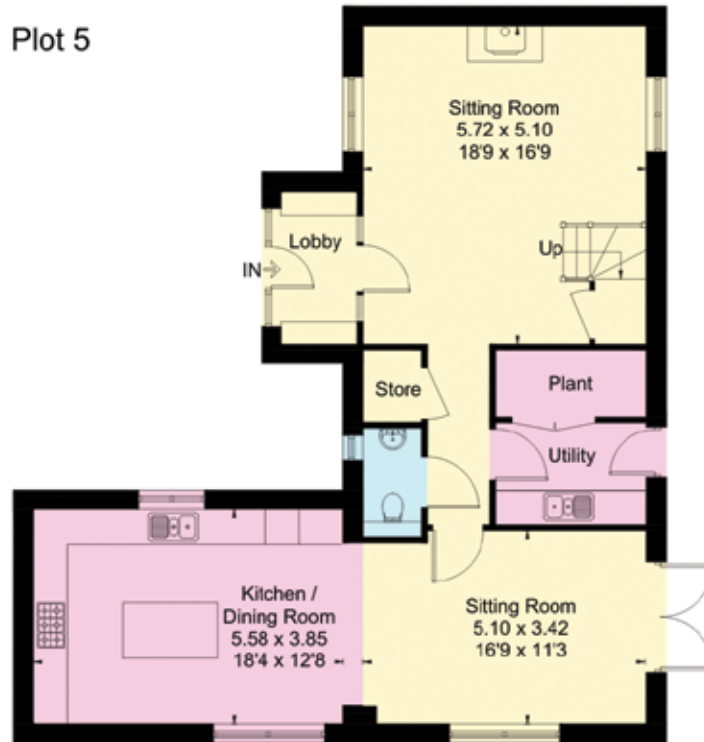
To locate the property, please enter the following postcode into your sat nav system: GL20 7XD. Upon entering the village, the development can be found on your right.



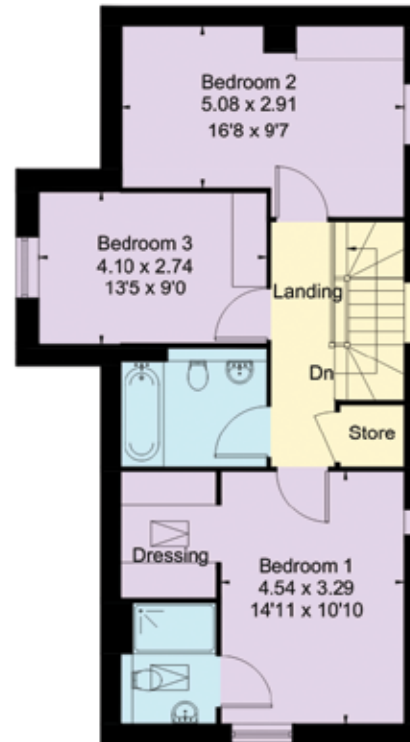
Approximate Floor Area = 159.6 sq m / 1718 sq ft



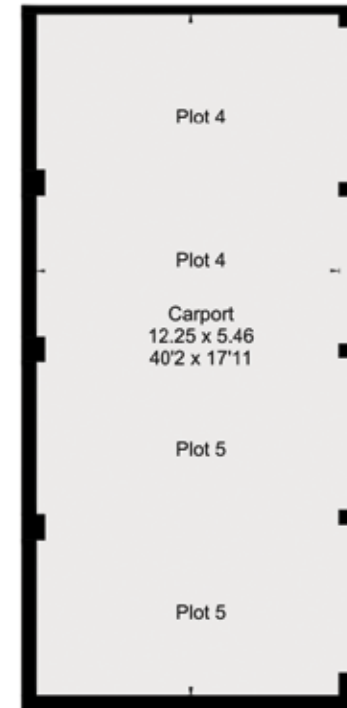
Plot 5



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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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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