



PETER BALL & CO.
ESTATE AGENTS

PAMINGTON, TEWKESBURY GL20 8LX

£750,000

- Exceptional Family Home
- Over 2,600 Sq. Feet
- Five Double Bedrooms
- One Contemporary En-Suite
- Four Reception Rooms
- Contemporary Bathroom
- High Quality Kitchen
- Extensive Private Gardens

PROPERTY DESCRIPTION

Hillmorton House is exceptionally well placed with the convenience of access to both Cheltenham Spa and the beautiful Medieval Town of Tewkesbury. Bishops Cleeve and the M5 Motorway are also within a short distance of the property. The immaculately presented and extensive accommodation on offer extends to some 2,600 Sq. Feet. The house sits in a mature plot with both formal private gardens and a further meadow garden.

An impressive Village residence built in 1997, thoughtfully and skillfully updated by the current owners the property incorporates many outstanding features. The kitchen has been further extended

boasting a fabulous high quality large family kitchen with Corian work tops, a full range of Neff appliances and a matching breakfast bar comfortably seat 4 people.

Substantial built in wardrobes in 4 out of the 5 bedrooms. The oil fired boiler has been replaced as has the oil tank to comply with modern safety standards. Also considerable further upgrades elsewhere in the property.

SITUATION

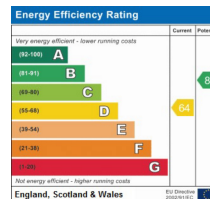
Pamington is a village situated approximately 8 miles north of Cheltenham with its wide range of shopping, leisure and educational facilities, whilst Bishops Cleeve is closer providing local amenities. Ashchurch mainline station is nearby and there is good access to the M5 motorway.

DIRECTIONS

From the M5 Motorway at junction 9 follow the A46 signposted Evesham. After 1.3 miles turn right sign posted for Pamington, continue down the lane and bear sharply to the left after 150 yards the property will be seen on the left.

ADDITIONAL INFORMATION

Tewkesbury Borough Council Tax Band G



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





Total area: approx. 240.1 sq. metres (2570.9 sq. feet)
This plan is not to scale. For guidance purposes only.
(Plan produced using PlanIt®)