



## 1 The Follies , Tewkesbury, GL20 7EE

**£475,000**

A fantastic opportunity to acquire one of these beautiful new build detached properties at Bredons Hardwick, Nr Tewkesbury. Situated in a secluded cul de sac position with enviable open views to the Malvern Hills and generous plots. One and Two The Follies have four bedrooms, master with en-suite, designer kitchens with granite worktops, fully fitted with all appliances, utility room, dining room/study, large family living room with bi-fold doors to take full advantage of the gardens and views, private off road parking for two cars to the fore. Nearing completion for quick movers, we highly recommend viewing to appreciate the location, accommodation and excellent plots on offer.



# 1 The Follies, Bredons Hardwick, Tewkesbury, Worcestershire, GL20 7EE

## GROUND FLOOR

Composite front door into:

### Hallway

Staircase to first floor, uPVC double glazed window, radiator, under stairs storage cupboard, door to:

### Lounge 13'5" x 18'0" (4.09m x 5.50m)

Front aspect uPVC window, rear aspect bi-fold doors open to garden, two radiators, TV, satellite and telephone points.

### Dining Room 12'9" x 9'8" (3.89m x 2.96m)

Front aspect uPVC window, radiator, TV, satellite and telephone points.

### Kitchen 14'8" x 10'9" (4.48m x 3.28m)

Rear aspect uPVC window with open rural aspect. Range of contemporary fitted kitchen cupboards, granite worktop, inset one and a half bowl sink and drainer unit with mixer tap, integrated dishwasher, integrated fridge freezer, electric double oven and electric induction hob with extractor over, radiator, space for kitchen table, wood effect floor continues into:

### Utility 10'9" x 5'6" (3.28m x 1.70m)

Rear facing uPVC window and door, worktop over cupboards and inset sink and drainer unit, space and plumbing for washing machine and other appliances, built-in storage cupboard, extractor fan, wood effect floor continues into:

### WC

Side aspect obscured window, low level wc with concealed cistern, wash basin, radiator, extractor fan.

## FIRST FLOOR - Landing

Built-in airing/storage cupboard, loft access, radiator, doors to:

### Bedroom One 14'7" x 10'8" (4.46m x 3.27m)

Rear facing uPVC window with far-reaching view, two deep built-in wardrobes, radiator, TV point door to:

### En-suite 9'1" max x 7'1" max (2.79m max x 2.16m max)

Front facing obscured glass uPVC window, large walk-in shower, fully tiled walls, glass splash screen and rainfall shower head, low level wc, wash basin with storage below, heated towel rail, wood effect floor, extractor fan.



### **Bedroom Two 9'11" x 11'9" (3.04m x 3.59m)**

Rear facing uPVC window with far-reaching view, radiator, TV point.

### **Bedroom Three 8'6" x 8'0" (2.60m x 2.45m)**

Front facing uPVC window, radiator, built-in wardrobe, TV point.

### **Bedroom Four 7'7" x 7'2" plus door recess (2.32m x 2.2m plus door recess)**

Rear facing uPVC window, radiator, TV point.

### **Family Bathroom 8'2" max x 7'4" (2.50m max x 2.24m)**

Front aspect obscured uPVC window, P-shaped bath with shower over, glass splash screen, rainfall shower low level wc, wash basin, illuminated mirror, wood effect floor, extractor fan.

### **Frontage**

Access via a paved driveway leads onto a block paved driveway for two cars to the fore, slab path gives access to side gate and rear garden.

### **Rear Garden**

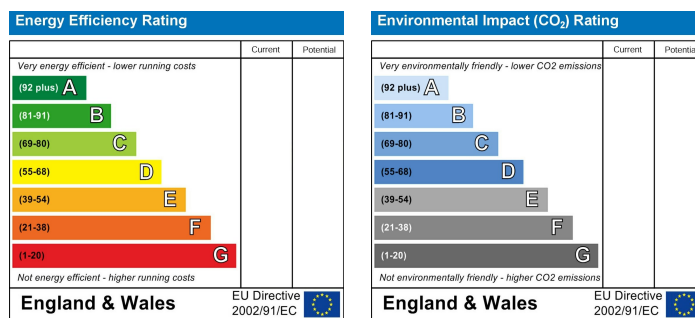
Generous rear garden is laid to lawn and slab patio seating area to rear of property enclosed by fencing, backing onto open fields with far-reaching view towards the Malvern Hills.

### **DIRECTIONS**

From Tewksbury, take the Bredon Road towards Bredon. After approximately 1.5 miles you will pass the water park and enter the village of Bredons Hardwick. Take the turning on the left signposted by the for sale notice and follow to the end of the lane where the two properties will be found. For more details or to book a viewing appointment, please call Allan Morris on 01684 561411.



TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.  
 FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement  
 SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.  
 OUTGOINGS: at the time of marketing the Council Tax Band is: TBC  
 ENERGY PERFORMANCE RATINGS: Current: TBC Potential: TBC



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