

THE PINES, 9 PERWELL CLOSE
BREDON, GLOUCESTERSHIRE, GL20 7LJ



THE PINES

This substantial gated detached family home is tucked away in a peaceful no through road in the heart of this sought after North Gloucestershire village. Offering almost 6,500 sq.ft. of bright and spacious accommodation, this beautiful family home also benefits from a detached annex.

- Grand reception hall with hand carved sweeping staircase to the first floor
- Beautifully proportioned sitting room with wood burning stove and views over the garden
- Fully fitted kitchen with Rayburn and double doors leading into the family room with vaulted ceiling, wood burner and patio doors leading into the garden
- Various utility/boot/laundry rooms
- Four double bedrooms including master and guest suites & principal bathroom
- Self-contained one bedroom apartment enjoying separate and connected access
- Double garage & boiler room
- Further outbuilding presently used as an additional garage/fitness suite but has the services in place to be converted into further accommodation
- Well stocked South facing garden in all about 0.8 of an acre, separated in two by a hedge creating a paddock area with vehicular and pedestrian access

DESCRIPTION

Tucked away towards the end of this quiet no thorough road, The Pines is offered in immaculate condition throughout. Having been constructed to exacting standards in 1990, this substantial home enjoys a number of unique features.





SITUATION

Standing in this established and extraordinarily quiet no through road within a few minutes' walk of the open countryside and an excellent range of local amenities in the popular village of Bredon including a local shop, post office, beauty therapy salon, two public houses and a proactive village hall. The regional centres of Tewkesbury and Cheltenham are both within a comfortable drive, the latter boasting a wide variety of bespoke shops, boutiques, restaurants and wine bars. The property stands within this sought after North Gloucestershire village and is within easy access of the M5 and M50.

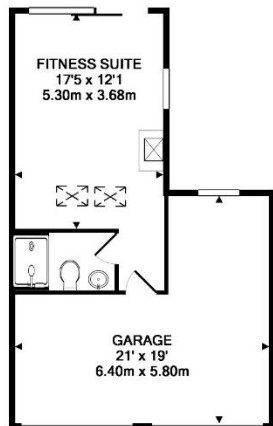
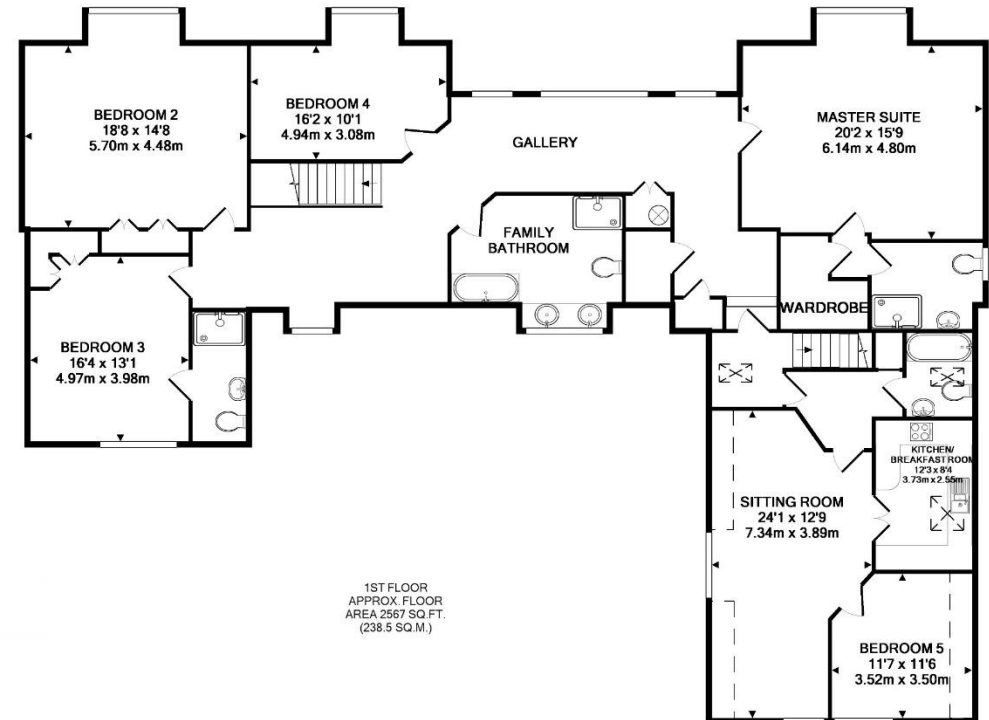
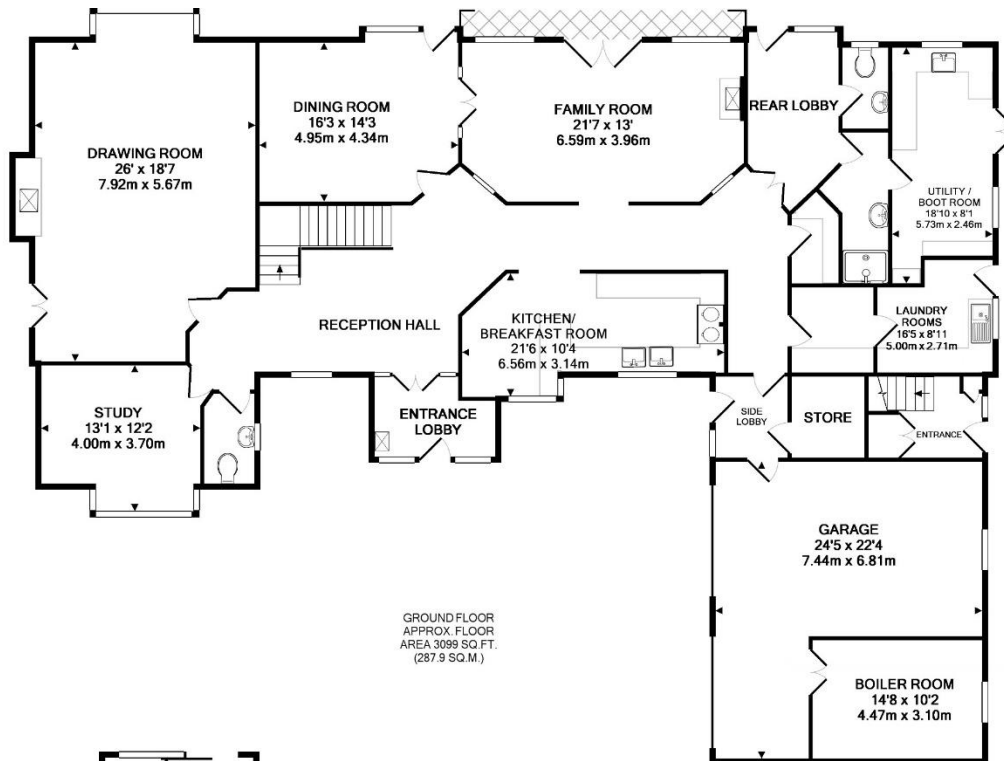
GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Whychavon District Council: 01386 565000.
Council Tax Band: G - £3,157.69 pa. (2017/2018).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



TOTAL APPROX. FLOOR AREA 6245 SQ.FT. (580.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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