

Tewkesbury

01684 296 464
Andrewsonline.co.uk

Andrews 



The Gables, Bredons Hardwick
TEWKESBURY, Gloucestershire

£850,000

Energy Efficiency Rating: C

Vaulted kitchen family room with floor to ceiling window that has the WOW factor to impress.



Bredons Hardwick is ideally placed for the Cotswolds, Malverns and Bredon Hill on the B4080 just outside the Historic Market town of Tewkesbury. The Village has its very own pub called The Cross Keys that serves real ale and pub food. On the doorstep is Croft Farm Activity Centre for the more adventurous of us that love land and water based activities centred around a 12 acre lake and the nearby River Avon.

The Gables stands in a half acre secluded plot just outside historic Tewkesbury in one of our favourable Bredon Hill villages. The property offers the best of both worlds, village life but great access to amenities and the M5 for easy living.

The storm porch gives access to an impressive 19ft entrance hall that sets the scene for what is to come. All ground floor rooms lead from the entrance hall giving synergy and design. To the left is a study big enough to run a large business from, straight on through double doors is a formal dual aspect living room with doors to the gardens. To the right is the hub of this executive family home with a room for all the family no matter what the occasion, with a double height vaulted ceiling, floor to ceiling windows and doors bringing the outside in measuring 32 x 27ft in size.

The master bedroom has built in his and her wardrobes and an en-suite complimented by a guest bedroom with an en-suite, while bedrooms three and four are both doubles and share a jack and jill bathroom.

You can access the beautiful gardens by a number of rooms, our favourite being the family room. It has the WOW factor with a 13ft high vaulted ceiling with floor to ceiling glass that leads directly onto the patio where you can put the latest garden furniture to relax in while dining el fresco.

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Summary

- Detached executive modern home with over 3000Ft of living space
- Four bedrooms
- Two en-suites
- 32 x 27ft kitchen family room with vaulted ceiling
- Three reception rooms
- 19ft entrance hall
- Electric gated access
- Double garage with in and out gated gravel driveway
- Half Acre plot

Highlights



3017 Sq Ft



Plenty of countryside and open spaces for you to enjoy



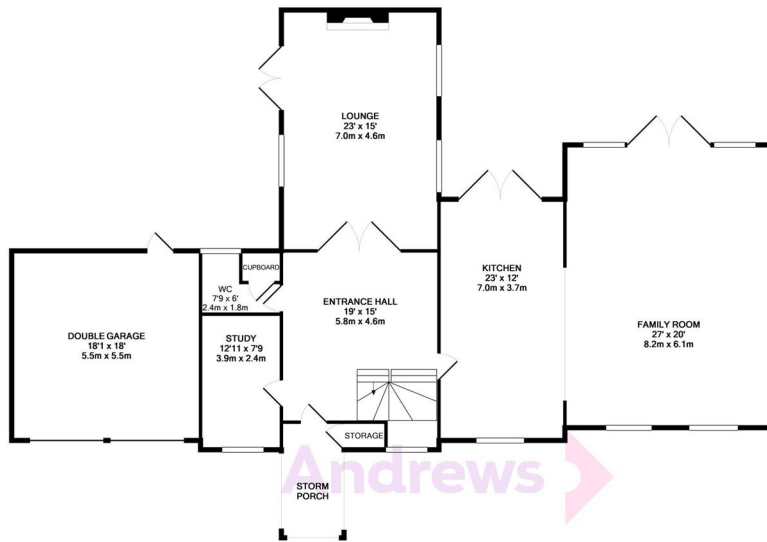
The Cross Keys, that serves real ale and pub food, right on the doorstep

Interested in this property?

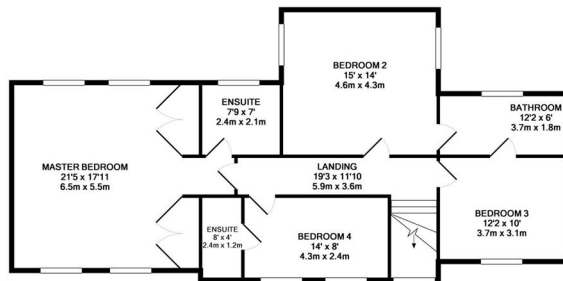
For viewings and advice please get in touch with our Tewkesbury branch on 01684 296 464

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		63	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR APPROX. FLOOR AREA 1966 SQ.FT. (182.8 SQ.M.)



1ST FLOOR APPROX. FLOOR AREA 1049 SQ.FT. (97.5 SQ.M.)

TOTAL APPROX. FLOOR AREA: 3017 SQ.FT. (280.3 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plans 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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The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated - they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

