



GUIDE PRICE  
£599,950  
Conderon, Tewkesbury GL20 7PR



## THE PROPERTY

*\*Sold by Adams\** A Cotswold stone period cottage with a beautifully converted attached barn with private gated driveway and garden. A rare opportunity to purchase a house in Conderton which is largely owned by Overbury Enterprises, the property is situated close to beautiful walking countryside and Bredon Hill. Features include three generous bedrooms and a bathroom on the first floor and a comfortable sitting room with woodburner, a kitchen/dining room, a study/office, a shower room and an entrance hall on the ground floor. Subject to any necessary consents, the barn could provide an expansion to the accommodation or if required an annexe could be created. The cottage and barn form an L-shape and look over the mature, south facing gardens, which in part back onto an established woodland.

3



2



2



## SITUATION

Conderton village is nestled at the foot of Bredon Hill and is within the Cotswolds AONB. The village is predominantly owned by the Overbury Estate, and the Yew Tree Pub is in the centre which serves good food. Within half a mile is Overbury Village which has a first school, pre-school nursery, church, village hall and a cricket and bowling club. Junction 9 of the M5 motorway is within easy reach and the larger centres of Cheltenham and Worcester are approx. 10 and 15 miles away.

## ADDITIONAL INFORMATION

Mains electricity and drainage are connected. Electric heating and woodburner. Water supplied by Overbury Enterprises.





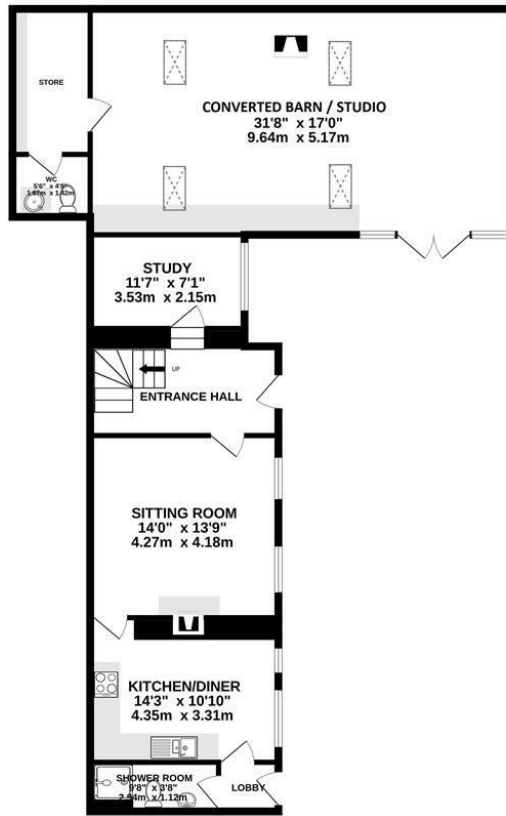




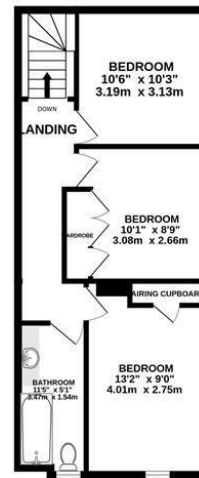




GROUND FLOOR  
1196 sq ft. (111.1 sq.m.) approx.



1ST FLOOR  
493 sq ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1689 sq ft. (156.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchasers. 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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## TENURE

Freehold

## LOCAL AUTHORITY

Wychavon District Council

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	10	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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