

MEADOW HILL, ECKINGTON ROAD,  
BREDONS NORTON, TEWKESBURY, GLOUCESTERSHIRE, GL20 7HD





## MEADOW HILL, BREDONS NORTON

Meadow Hill is a greatly extended detached home dating from the 1930's and occupying a remarkable plot measuring just over an acre. The dwelling has been extended in every way and now comprises primarily of three reception rooms, open plan kitchen/dining room, five well proportioned bedrooms and two bathrooms. The home has incredible front and rear gardens and has further potential to extend or develop

- Wonderful opportunity to acquire an individual detached home standing in generous grounds on the outskirts of a popular village
- Three well proportioned reception rooms with open fireplaces, exposed brickwork and French doors to the garden access
- Four double bedrooms, three of which have dual aspect and benefit from beautiful views
- Principal bathroom and en-suite facilities to two bedrooms
- Long treelined drive providing off road parking for multiple vehicles
- Mature tree and hedge lined grounds measuring 1.016 acre with the potential for future development (subject to planning)
- Useful self contained annex adjoining the property

### Description

Dating from the 1930's, this sizeable, detached property offers exceptional family accommodation and stands in wonderful, secluded grounds of 1.016 acre with the benefit of being well screened from the road, generous secure parking and an attached annex. The property offers versatile accommodation including three reception rooms, a kitchen/dining room, with a utility along and five well proportioned bedrooms, all with stunning views.







## SITUATION

Situated in an area of outstanding natural beauty (AONB) in the highly desirable village of Bredons Norton, on the slopes of beautiful Bredon Hill, this popular, unspoilt village has a village hall and an active community (village website Local amenities in the village of Bredon (1.5 miles away), include a village shop, doctor's surgery, junior first school and two pubs. The charming market towns of Tewkesbury (5 miles), Pershore (6 miles) and elegant Cheltenham (12 miles) offer further amenities. The area benefits from good access via M5 (5 miles) and direct line rail services to London Paddington from Pershore and Evesham. The property is surrounded by lovely countryside, and Bredon Hill in particular, offers exceptionally beautiful walks and riding opportunities, and wonderful views. The area also offers a wide range of activities and local village clubs.

## GENERAL INFORMATION

Services:

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

Local Authority:

Wychavon District Council: 01386 565000.

Council Tax Band: F

EPC Rating: D

Viewing Arrangements:

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

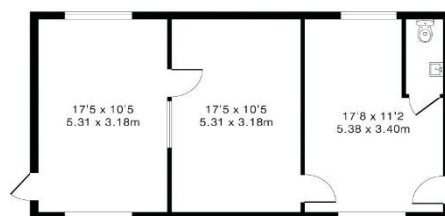
**Approximate Gross Internal Area 3464 sq ft - 322 sq m**

Ground Floor Area 1676 sq ft - 156 sq m

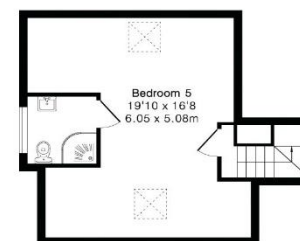
First Floor Area 862 sq ft - 80 sq m

Second Floor Area 357 sq ft - 33 sq m

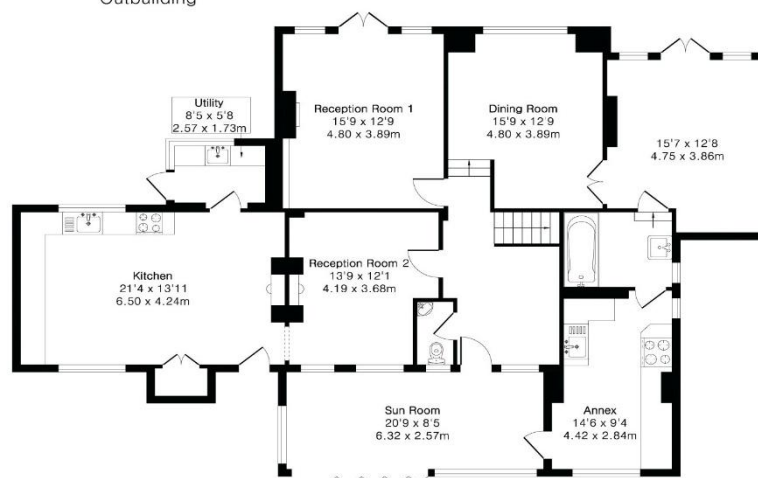
Outbuilding Area 569 sq ft - 53 sq m



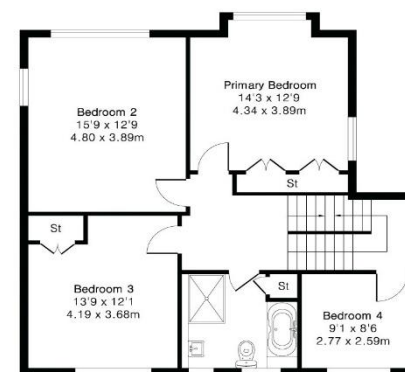
Outbuilding



Second Floor



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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