

Windrush

Mill End, Dock Lane, Bredon, Tewkesbury





Superbly private, a beautiful contemporary eco-home set within mature gardens and woodland with views over the River Avon.

		
5	4	2-3

Summary of accommodation

Ground Floor: Reception hall | Kitchen/dining/family room | Drawing room | Principal bedroom with en suite and two dressing rooms | WC
Utility room | Terrace

Lower Ground Floor: Two bedrooms, both with en suites | Gymnasium/bedroom 5 | Home office study/bedroom 4 | Media room | Family bathroom
Store room | Plant room

Outside

Long private drive | Electric gate | Integral double garage | Outbuildings | Feasting deck | Extensive gardens and woodland
totalling approximately 1.1 acres

Situation

(Distances and times are approximate)

Situated just north of Cheltenham on the edge of the Cotswold Area of Outstanding Natural Beauty, the well-patronised village of Bredon sits under the backdrop of the landmark Bredon Hill and overlooking the River Avon.



The village enjoys an excellent range of local amenities and recreational facilities that include public houses, village shop and Post Office, a highly regarded primary school, local surgery and pharmacy and of course, the church of St. Giles. Recreational facilities include a rugby club, football club, floodlit tennis courts and a bowls club.



The nearby historic riverside town of Tewkesbury and Georgian market town of Pershore offer a wide range of everyday amenities whilst the Regency spa town of Cheltenham offers a comprehensive shopping experience, a variety of festivals including literature, food, science and jazz, not to mention National Hunt racing.



Excellent private schooling can be found at Cheltenham including Cheltenham Ladies College, Cheltenham College and Dean Close and in Worcestershire is King's, RGS, St Mary's, Malvern College and Bredon School to name but a few.



The Property

Located on the edge of the village in an elevated and very private location, Windrush is a standout modern eco family home with sophisticated cutting edge design that captures stunning views of the gardens, woodland and the River Avon Ham beyond.

The house is tucked away at the end of a long private driveway behind a tall electric gate. Built in approximately 2010 and orientated to maximise the south westly aspect, the principle living spaces enjoy wonderful levels of natural light and great views.

Extending to approximately 3,628 square feet (including the integral double garage), the property is arranged over two floors, a large driveway parking area giving access to the ground floor with stairs leading down to another floor which then directly accesses the gardens.

A large entrance hall gives way to an impressive open plan kitchen/dining/family room with steps down to the sitting room. A contemporary central log burner divides the space. On two sides of the sitting room bi-folding doors open up to the fabulous raised terrace with its far reaching views. The kitchen has been fitted with a range of sleek floor and wall units including a serpentine style breakfast bar and a range of integrated appliances.

The principal bedroom suite includes two dressing rooms and a luxurious and contemporary en suite bathroom with a free standing bath, a walk in shower and a dual wash hand basin vanity unit with built in storage. Bi-folding doors open out to the upper terrace. A utility room and cloakroom complete the ground floor accommodation whilst a contemporary oak, glass and steel staircase leads down to the lower ground floor.





Bedrooms 2 and 3 enjoy en suite shower facilities, and bedrooms 3, 4 (currently used as a study) and 5 (currently used as a gym) are particularly light and airy, having the benefit of either bi-folding or double doors out to the lower terrace and gardens.

An atmospheric cinema room, additional family bathroom (separate bath and shower), the plant, comm's/data room and large store rooms complete the accommodation.



Outside

In all, the plot extends to just over an acre, the garden and mature woodland being another particularly strong feature of the property. Landscaped and maintained meticulously, there are formal lawns with paths that lead through the woodland to various private vantage spots and seating areas.

A covered outdoor feasting deck and kitchen includes a bbq area, wood fired pizza oven, hot and cold running water, seating and a dining area that makes it great for entertaining.

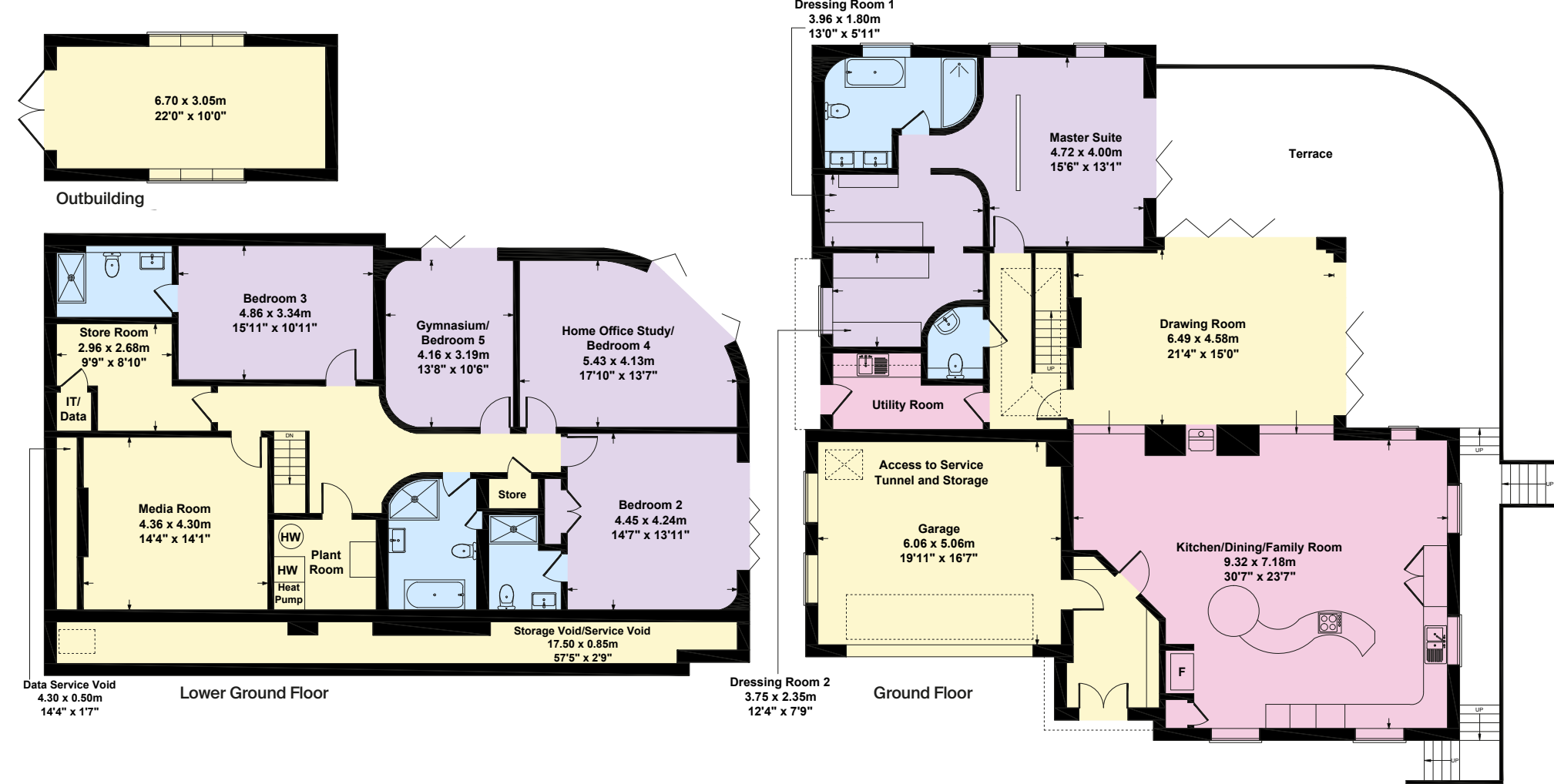
Services

Mains water, electricity and drainage. Broadband with Fibre available in the lane. Wet under floor heating throughout with individual room controls and powered by a ground source heat pump. Heat recovery ventilation system (Mechanical ventilated heat recovery - MVHR). Zoned security alarm. Lutron 12 volt lighting system, including 'all on', 'all off', pathway and vacation features. EPC 'B' rated. Far Reaching Views Private Gated Driveway with Electric Gate & Double Garage.



FLOORPLANS

Approximate Gross Internal Floor Area
Main House: 306 sq m / 3,294 sq ft
Garage: 31 sq m / 334 sq ft
Outbuilding: 20 sq m / 215 sq ft
Storage/Service Void: 17 sq m / 186 sq ft
Total Area: 374 sq m / 4,029 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION



Property Information

Tenure:
Freehold

Local Authority:
Wychavon District Council

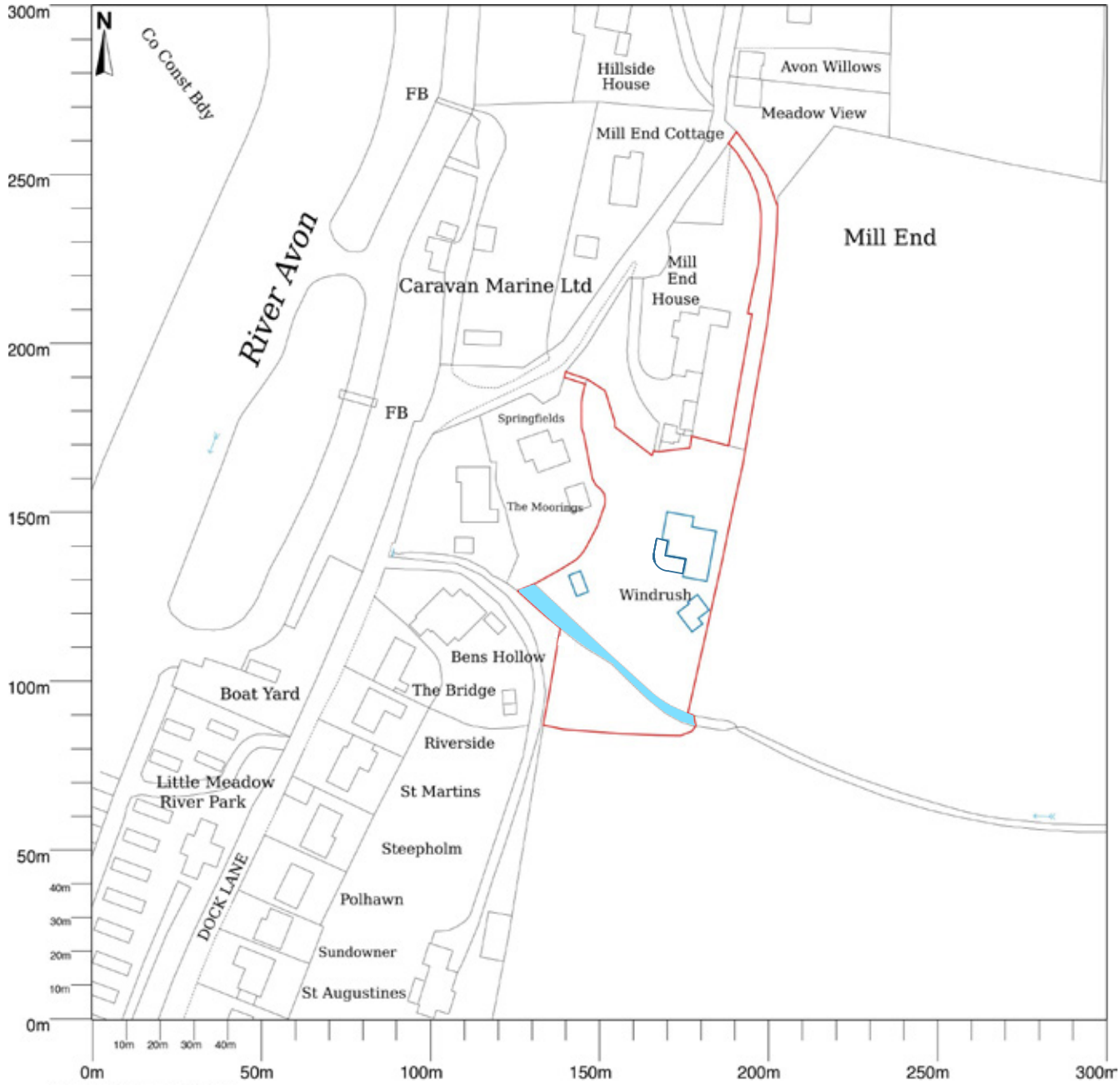
Council Tax:
Band G

What Three Words:
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EPC:
B

Postcode:
GL20 7LQ

Viewings:
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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