

Hill House

Kemerton, Tewkesbury, Worcestershire



A beautifully presented Cotswold cottage in a popular village at the foot of Bredon Hill.

Cheltenham 11 miles, Worcester 18 miles, Stratford-on-Avon 25 miles, Birmingham 45 miles, M5 (J9) 4 miles. Several main line rail stations providing direct trains to London, Birmingham, Wales, the North and South West are within 12 miles .
(Distances and times are approximate)


4


2


2

Summary of accommodation

Main House

Ground floor: Dining room | Study | Kitchen | Sitting room | WC
First floor: Principal bedroom | Three further bedrooms | Family bathroom | Shower room

Outside

Shed



Situation

(Distances and times are approximate)

Situated just north of Cheltenham on the edge of the Cotswolds Area of Outstanding Natural Beauty (AONB), the desirable pretty village of Kemerton nestles on the lower southern slopes of Bredon Hill, with its views to the south across the Severn Vale.



The village enjoys a strong community feel with amenities that include a coffee shop, two churches and a public house.



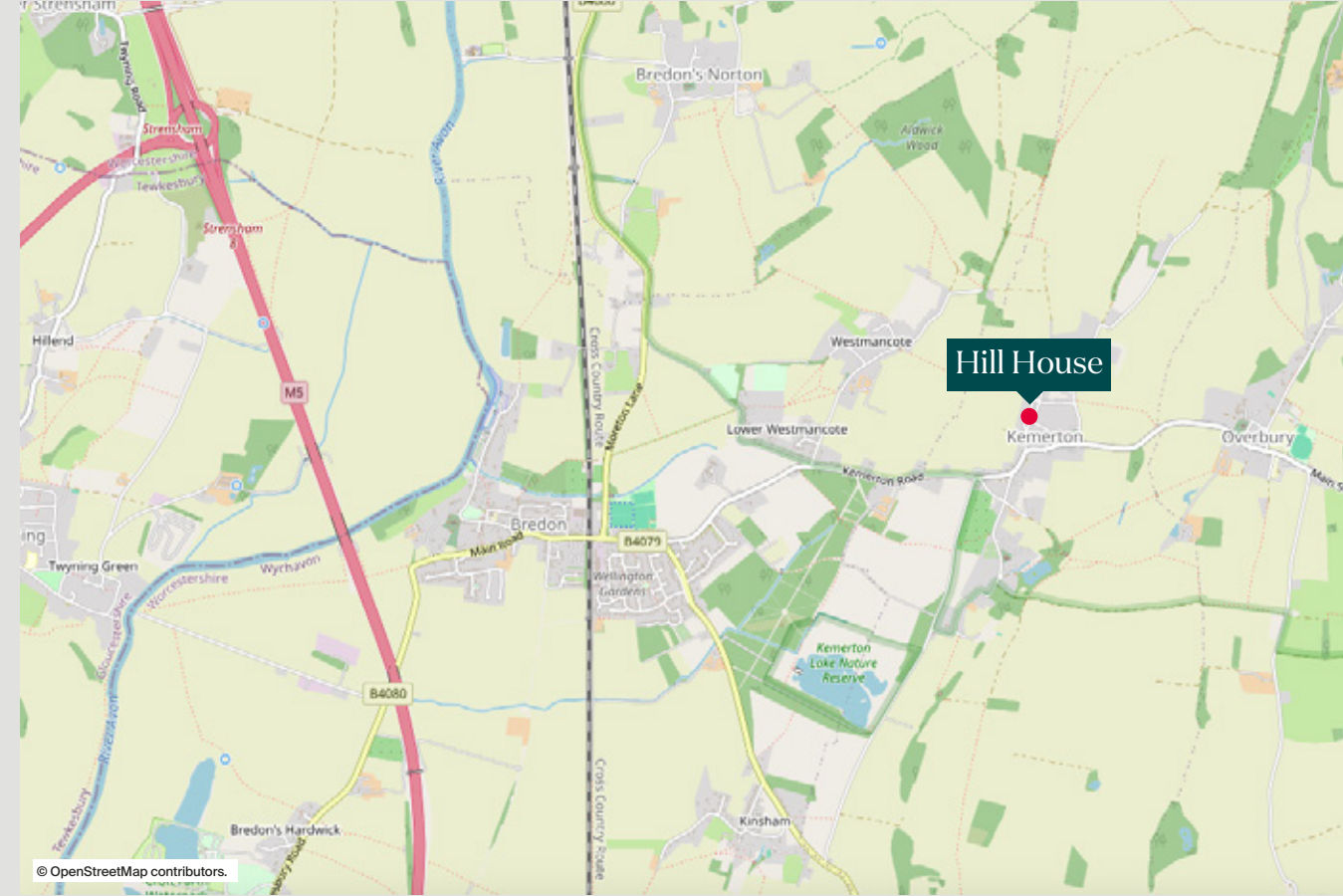
Less than a mile away the neighbouring villages of Overbury and Bredon provide excellent primary schools, cricket, rugby, football, tennis and bowls clubs. Kemerton is very popular with walkers and cyclists.



Chancery View

Set in the heart of the village, Hill House is a charming and deceptively large period cottage with enclosed well-established gardens to the front and rear. Retaining plenty of character and period features, this Regency property has recently been meticulously refurbished and is now immaculately presented throughout. The house extends to around 1,972 square feet, is arranged over two floors and briefly comprises a dining hall, study, drawing room, kitchen, separate utility and a WC.

Upstairs, there is a very generous principal bedroom, two further double bedrooms, a single bedroom and two bath/shower rooms.



Outside

Facing south, the house looks out onto a beautiful knot garden towards a private sitting area from where the house can be admired. To the rear of the house, there is a spacious and highly practical garden store or workshop. The rear garden is enclosed by mature hedges ensuring the garden has complete privacy.

There are two private parking spaces to the rear of the garden and the current clients have applied for planning permission to enclose this area with a double garage - Wychavon District Council Planning ref. W/24/01945/HP.

Property Information

Tenure: Freehold.

Local Authority: Wychavon District Council

Council Tax: Unknown

EPC: E

Postcode: GL20 7JJ

Services: Mains waste, water and electricity. LPG or Oil fired central heating. The property is located within the village Conservation area but is not historically listed.



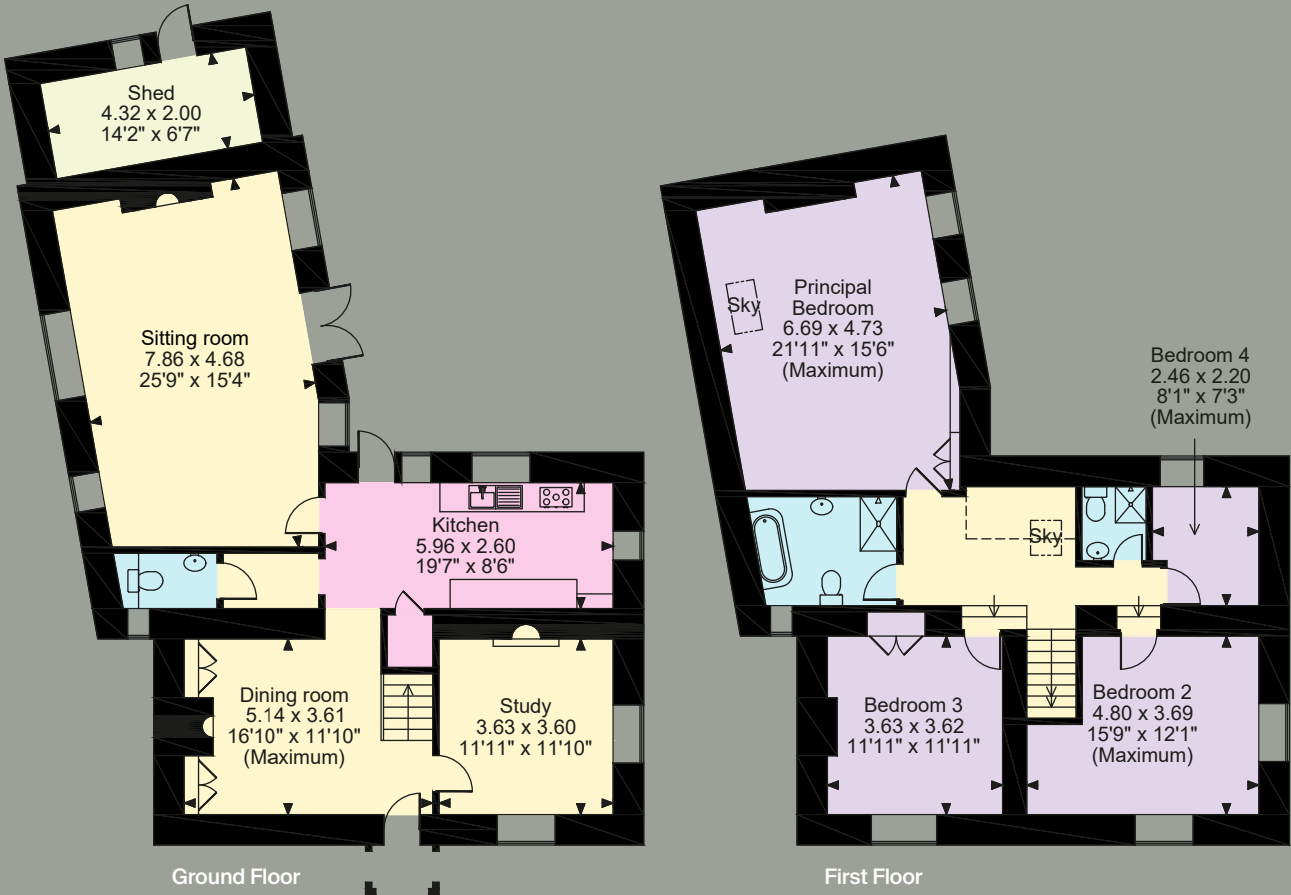
Approximate Gross Internal Floor Area

Main House: 183 sq.m / 1,972 sq.ft

Shed: 9 sq.m / 93 sq.ft

Total Area: 192 sq m / 2,065 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.



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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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Particulars dated December 2024. Photographs and videos dated December 2024.

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