



Garden Close, Dumbleton, WR11 7TT

**SHELDON
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KNIGHT**

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Property Description

A beautifully presented family home nestled in the popular Garden Close cul-de-sac, within the sought-after village of Dumbleton. This charming property occupies a generous plot, featuring a stunning rear garden and a spacious driveway providing ample off-road parking at the front.

The ground floor welcomes you with an entrance porch leading into a bright and airy hallway with stairs to the first floor. To the right, the spacious dining room benefits from double doors opening onto the south facing walled garden, seamlessly connecting to the inviting living room, complete with an open fireplace and sliding doors leading outside. The kitchen is well-equipped with a range of wall and base units, an integrated cooker and hob, and space for a breakfast area with garden access. A cloakroom/WC adds convenience, while the utility room offers additional practicality with direct access to the front. Completing the ground floor is a versatile study/garden room, converted from the garage, featuring rear access.

Upstairs, a generous landing with loft access and built-in storage is bathed in natural light from a well-positioned window. There are three well-proportioned bedrooms, including a primary suite with fitted wardrobes and an en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside, the property boasts a gravelled driveway with ample parking. The beautifully presented rear garden is mainly laid to lawn, complemented by a patio area, mature shrubs, and bushes. With four access points into the house and side access to the front.





Key Features

- NO ONWARD CHAIN
- FAMILY HOME
- SPACIOUS LIVING ROOM
- DINING ROOM
- FITTED KITCHEN / BREAKFAST ROOM & GROUND FLOOR WC
- STUDY / GARDEN ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM WITH EN-SUITE SHOWER ROOM TO THE PRIMARY BEDROOM
- WELL-PRESENTED SOUTH FACING WALLED GARDEN AT THE REAR & GENEROUS FRONT GARDEN WITH GRAVELLED DRIVEWAY
- EPC = F

**Guide Price
£550,000**

Dumbleton

The picturesque village of Dumbleton sits on the edge of Dumbleton Hill, within the Cotswolds Area of Outstanding Natural Beauty. Renowned for its thriving cricket club - winners of the National Village Cup in 2022 - the village also boasts a charming church, an active village hall, and the elegant Dumbleton Hall Hotel, which offers a bar and beautifully maintained grounds for walking.

Dumbleton enjoys a convenient location, approximately within ten miles of Broadway, Evesham, Tewkesbury and Winchcombe. Further afield, the larger centres of Worcester, Cheltenham and Gloucester provide excellent shopping, educational, cultural, and leisure facilities.

Additional Information

Tenure: Freehold

Local Authority: Tewkesbury Borough Council

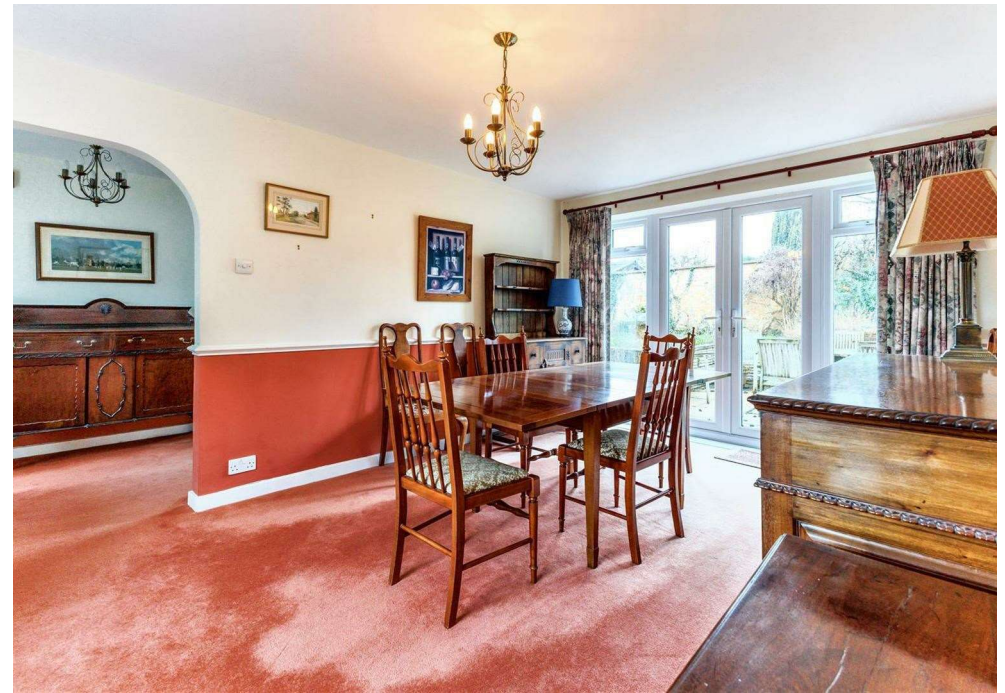
Council Tax Band: Band E

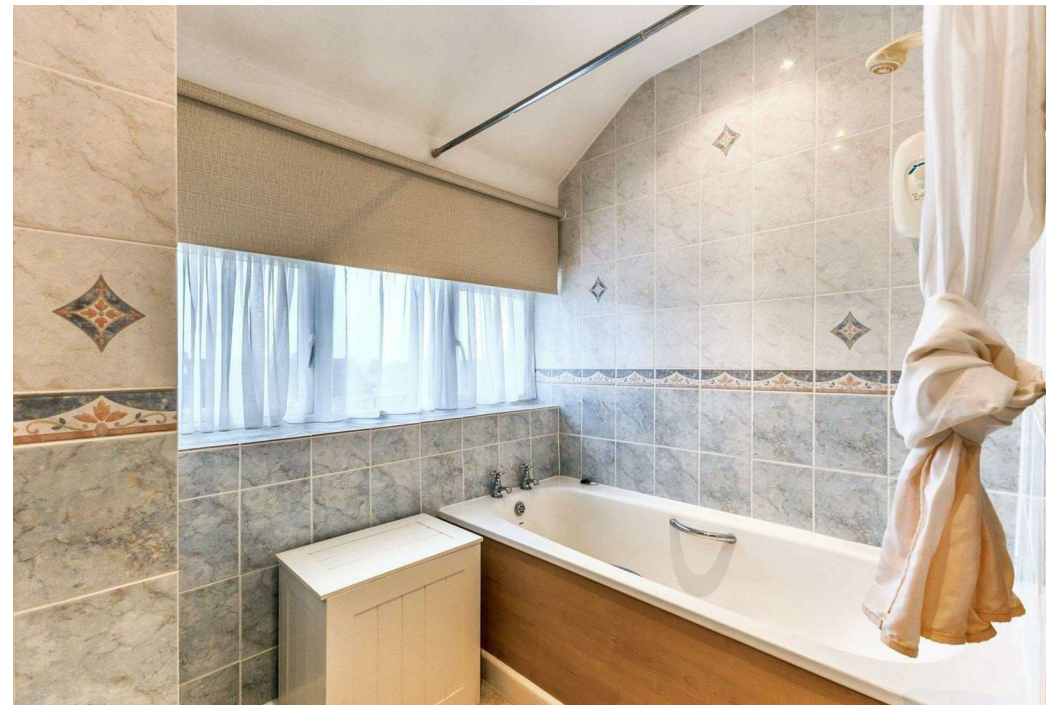
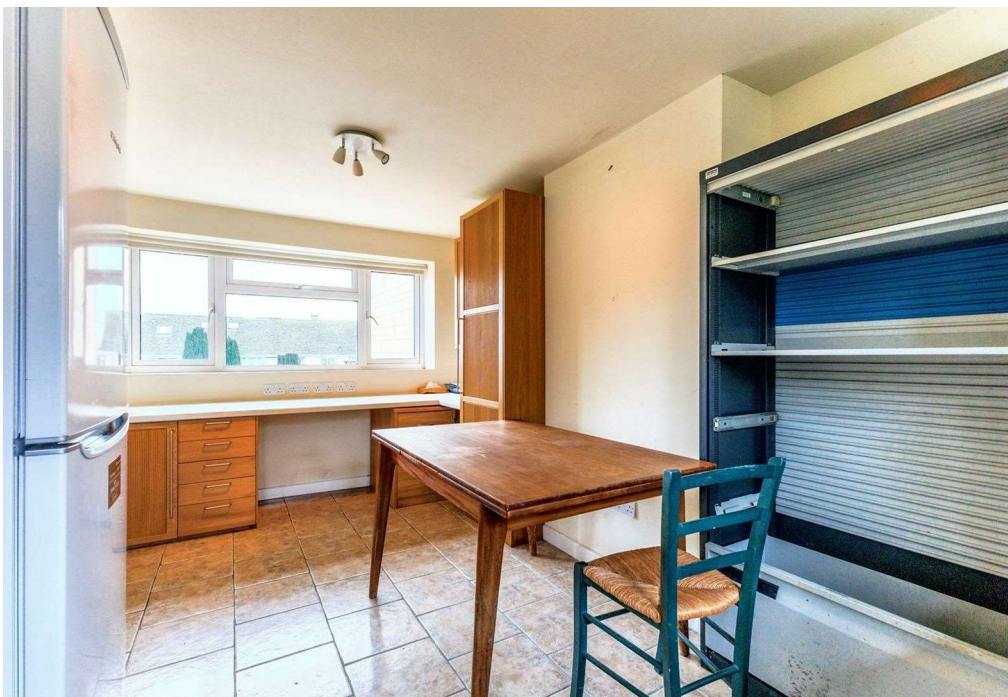
EPC Rating: F

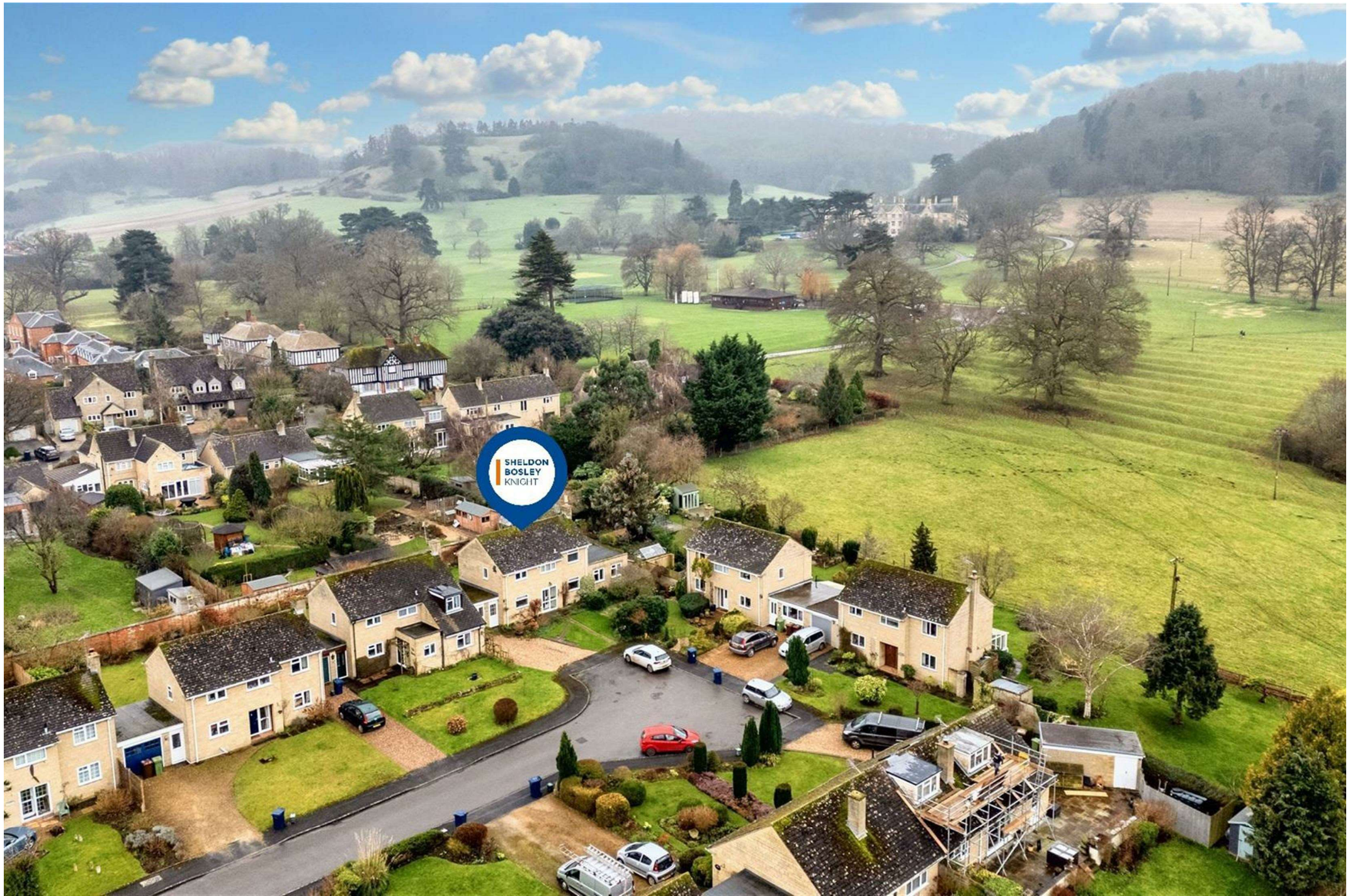
Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

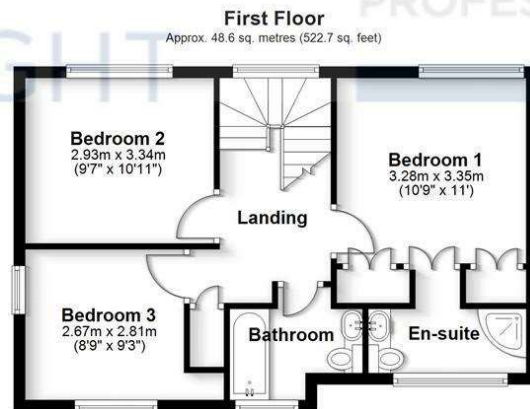
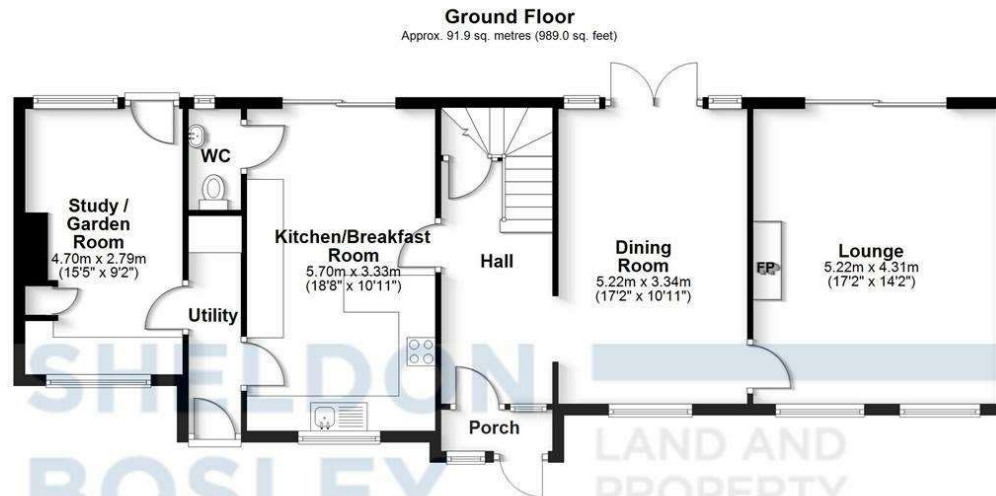
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 140.4 sq. metres (1511.7 sq. feet)
All efforts have been made to ensure the measurements are accurate, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - F

Tenure - Freehold

Council Tax Band - E

Local Authority
Tewkesbury Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee