



BREDON HOLT

Elmley Road | Aston Under Hill | Worcestershire | WR1 | 7SN

HUGHES **HS** SEALEY

# Welcome to...

## BREDON HOLT

Welcome to Bredon Holt, a unique, wonderful four double bedroom, Grade II listed thatched cottage which originally dates back to the late 1500's and is located in the heart of this highly desirable Worcestershire village.

Having been extended with a two-storey extension in the early 70's, the home now offers a wealth of accommodation over the two floors and is further complimented by mature, private gardens, a detached double garage and driveway parking for three/four cars. Add in that the home offers a wealth of charm and character and you begin to understand why this home comes with such a high recommendation to view.

Located within Ashton-Under-Hill, the village is situated approximately 13 miles from Cheltenham. The village comprises of period and contemporary houses and has a public house, church, primary and middle school.

Day-to-day shopping at the market town of Evesham is approximately 4 miles away. Pershore is approximately 8 miles away and offers a host of coffee shops and restaurants together with a beautiful medieval Abbey.

There are good transport links with the M5 motorway approximately 6 miles away, whilst Evesham, Pershore and Cheltenham both have main-line train stations.

Returning to the property, the home sits central to its plot and as such benefits from a high degree of privacy. Within the oldest part of the home is a lovely living room with inglenook fireplace which within sits a log burning stove. Just off the living room is the original entrance to the cottage which now works very well as a snug and is full of the charm and character one would expect of a property of this age.

Off the snug, an inner hall gives access to the ground floor bathroom, the utility area and into the large extension which now houses the spacious kitchen/dining room. The kitchen offers a wealth of units and central to the kitchen is the oil-fired AGA. The room enjoys plenty of natural light from the double aspect windows and the stable door giving access to the gardens.

Upstairs are the four double bedrooms, two of which are in the older part of the cottage and are accessed via the original staircase whilst two rooms are in the newer extension and are accessed via a second staircase, located in the kitchen/dining room.

Completing the upstairs and the property's accommodation is the family shower room.









# Explore outside...

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Externally, a gravelled driveway leads to the parking area, which in turn gives access to the detached double garage. A pathway from the parking area leads into the garden, which can also be accessed from a gateway on the Elmley Road.

The gardens are a delight and offer a wealth of maturity and colour, with well stocked flower beds, mature shrubs and trees.

- Wonderful four-bedroom detached Grade II listed thatched cottage
- Located in the heart of this highly desirable Worcestershire village
- Benefiting from mature, wrap around gardens, enjoying a high degree of privacy
- Driveway parking for three/four cars plus detached double garage
- Having been extended, the home enjoys a wealth of accommodation over the two floors
- Internally on the ground floor is a large kitchen/breakfast room, living room and snug
- Completing the ground floor is a utility area and bathroom
- Upstairs, the home enjoys four double bedrooms and a three-piece family shower room
- The roof was re thatched in 2015 whilst the extension was built in 1972
- A property that comes with a high recommendation to view

### DIRECTIONS

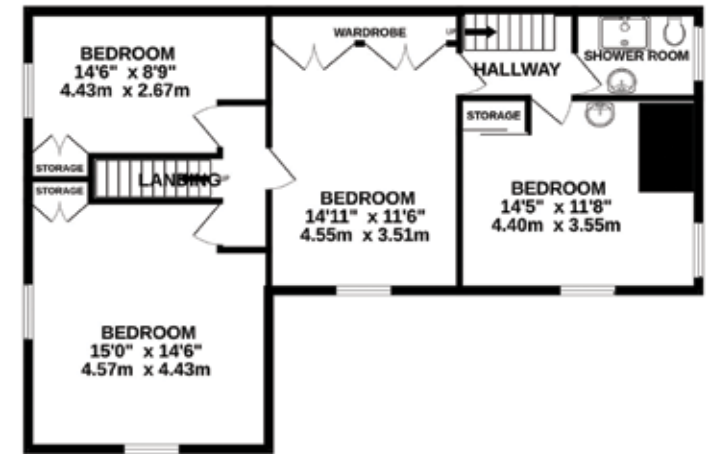
To locate the property, please enter the following postcode: WR11 7SN. The property is located in the centre of village and can be identified by our For Sale sign.



**GROUND FLOOR**  
1262 sq.ft. (117.2 sq.m.) approx.



**1ST FLOOR**  
805 sq.ft. (74.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2067 sq.ft. (192.0 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 purchaser. 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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