



THE VICARAGE

Station Close | Beckford | Tewkesbury | Gloucestershire | GL20 7AN

HUGHES **HS** SEALEY

Welcome to...

THE VICARAGE

Welcome to The Vicarage, a wonderful four-bedroom detached family home located in this highly desirable village. The owners have over the last couple of years undertaken an extensive refurbishment of the property, and so today they present a home that is ready to move into and enjoy.

Offering a wealth of internal accommodation across the two floors, this is also matched externally, as The Vicarage enjoys a sizeable plot with gardens to both the front and rear of the home.

Located within the village of Beckford, the village enjoys a coffee house, a church, a tearoom, a tennis club and a hotel, so there are certainly a number of things to keep you occupied. If you leave the village and venture a little further, you will find the neighbouring villages of Overbury, Kemerton and Bredon, with two of the three villages offering a primary school and a number of country pubs, while Bredon also has a doctor's surgery. For those commuting to work, the village is positioned within reasonable distance of the M15 and M50, plus the A46 to Warwick and Stratford.

Returning to the property, internally, the home enjoys a central entrance hall, which gives access to all the ground-floor rooms, including a shower room and garden room, and to the front of the home is the family room.

Further rooms on the ground floor include the spacious living room, which benefits from a log-burning stove and French doors giving access to the rear garden. Completing the ground floor is the impressive kitchen/dining room, which enjoys a wealth of units, a central island, granite worksurfaces and a host of integrated appliances. Finally, there is a large utility room, which gives access to not only the rear garden but also the garage storage room.

Upstairs, a light and airy landing leads to all four double bedrooms and the newly installed, three-piece family shower room. All of the rooms are light and bright, with two located at the front of the property and two at the rear, which include the master bedroom, which features a walk-in wardrobe and a four-piece en suite bathroom.









Explore outside... THE VICARAGE THE VICARAGE

Externally to the front is a driveway that allows parking for two to three cars, while to the rear is a large rear garden that features a paved terrace, lawns and expansive flower beds. To the head of the garden, where there is a secondary gated vehicular access, is a home office and an attached workshop.

- A wonderful four double bedroom detached family home, located in this highly sought after village
- Beautifully presented and ready to move into and enjoy
- Offering a wealth of internal accommodation that is matched by a sizeable plot
- Entrance hall, shower room, family room and living room with log burning stove
- Ground floor completed with kitchen/dining room, utility and garden room

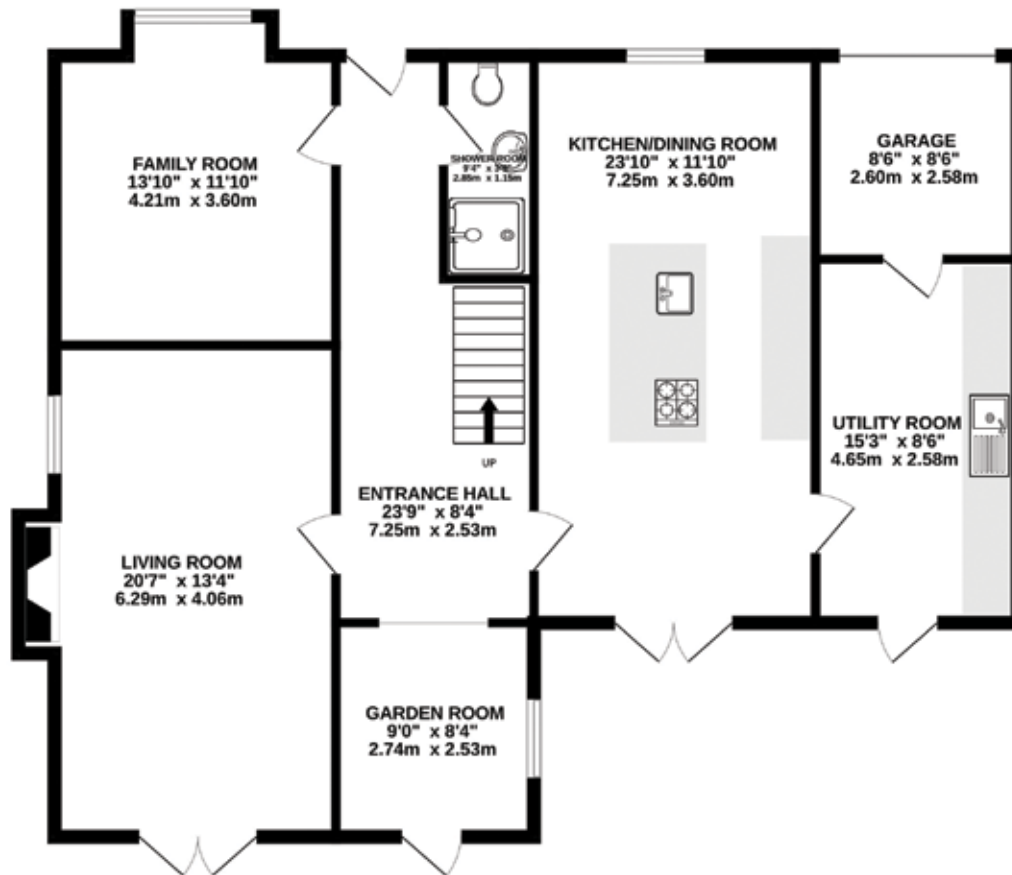
- Master bedroom with walk-in wardrobe and four-piece en suite bathroom
- Three further double bedrooms and family shower room complete the upstairs accommodation
- To the front, is a driveway allowing for off road parking, garden area and garage storage
- To the rear is a large rear garden offering paved terrace, lawns, external home office and workshop
- A property that comes with a high recommendation to view

DIRECTIONS

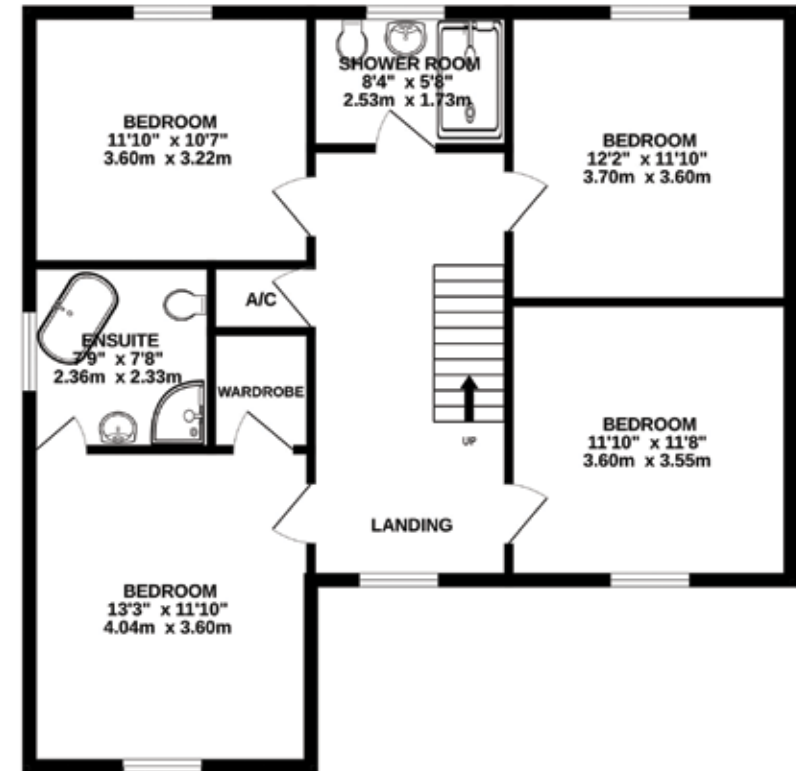
To locate the property, please enter the following postcode into your sat nav system: GL20 7AN. Upon arrival, the property can be identified by our For Sale sign.



GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 2006 sq.ft. (186.4 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.
Made with Metropix ©2024

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES **HS** SEALEY