



BROOKFIELD FARM

Bredons Norton | Tewkesbury | Gloucestershire | GL20 7HB

HUGHES **HS** SEALEY

Welcome to...

BROOKFIELD FARM

Welcome to Brookfield Farm, a wonderful five double bedroom barn conversion located in the highly desirable village of Bredon's Norton. Featuring on the OS map of 1884, the barn was converted in 1992 and today enjoys internal space of circa 3800 square feet, arranged over two floors. The home boasts two formal reception rooms, a large kitchen/dining room complete with Aga, utility room plus three bathrooms and a cloakroom. With mature and relatively private grounds found to three sides of the property you begin to understand why Brookfield Farm comes with such a high recommendation to view.

The property is in the village of Bredon's Norton on the slopes of Bredon Hill between the two larger villages of Bredon and Eckington. The larger village of Bredon has a wealth of local amenities including an infant/primary school (OFSTED 'outstanding' rating) pre-school, shop and post office, doctors surgery, village hall, church and two public houses. There are also many clubs and societies plus sports clubs offering bowls, football, rugby, cricket and tennis. Sailing is available on the River Avon in Bredon's Norton and there is a marina in Bredon. The market towns of Tewkesbury and Pershore are approximately 5 miles distant and Cheltenham is 10 miles away.

The property, which sits in the heart of the village, is accessed by a gravel driveway which provides parking for multiple cars. The hallway gives access to the main reception rooms and the kitchen and there are stairs leading to the first floor.

The home enjoys two formal reception rooms including the stunning double height sitting room which has French doors leading onto the terrace and rear garden and there is a central fireplace with log burning stove. The other reception room/family room has double aspect windows and a gas fired 'wood burning' stove.

In addition to the above there is a wonderful and spacious kitchen/dining room with a wealth of units, a large central island and a four oven Aga, also powered by mains gas. In addition to the Aga there is a four ring gas hob and a built in single combination oven/microwave. The dining area comfortably holds a table to seat 10-12 people and has French doors leading onto the sunny rear terrace.

Completing the ground floor is a sizeable utility room, a cloakroom and an inner hallway leading to a shower room and a double bedroom, currently used as an office. Due to the location of the double bedroom and adjoining shower room there is the possibility of creating a self-contained annexe if the family room were to be included.

Upstairs are four further double bedrooms, all with fitted wardrobes. The master bedroom further benefits from a large galleried landing overlooking the double height living room. There are two three-piece family bathrooms.















Explore outside...

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Externally the home enjoys a sizeable, mature garden which offers a high degree of privacy. There is an expansive sun trap terrace to the rear, lawned gardens encompass two sides of the property with mature trees and shrubs and well stocked flower beds. The garden is enclosed by beech hedging and stone walling.

- A wonderful opportunity to purchase this spacious five-bedroom barn conversion
- Located in this highly desirable village, located on the Gloucestershire/Worcestershire border
- Offering a wealth of accommodation across the two floors
- Stunning living room with double height ceiling and central, focal point fireplace
- Stunning kitchen/dining room with central island and four door cream AGA
- Separate family room with gas fired, log burning affect stove
- Ground floor completed by bedroom, shower room, utility room and cloakroom
- Master bedroom with galleried landing and fitted wardrobes
- Four further double bedrooms and two first floor bathrooms
- Externally are mature gardens that surround the home and which is a truly lovely space

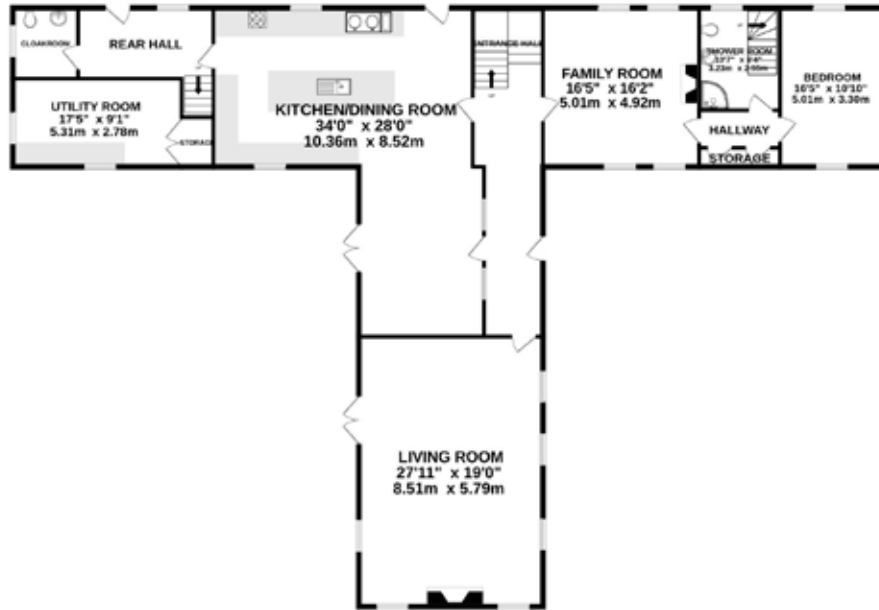
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7HB. Upon entering the village, the property can be found on your left (if coming from Bredon) as denoted by our For Sale sign. If using what three words, please use "dabbing.pokes.modem!"





GROUND FLOOR
2328 sq.ft. (216.3 sq.m.) approx.



1ST FLOOR
1480 sq.ft. (137.5 sq.m.) approx.



TOTAL FLOOR AREA : 3808 sq.ft. (353.8 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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