



WALNUT HOUSE

High Street | Kemerton | Tewkesbury | GL20 7JE

HUGHES **HS** SEALEY

Welcome to... WALNUT HOUSE

Welcome to Walnut House, a wonderful example of a period five-bedroom attached family home, located in the highly desirable village of Kemerton, offered to the market with no onward chain and recently, has undergone internal and external updates so ensuring that the new owners can move in and enjoy the home from the very first minute.

Kemerton affords a real sense of community, with its two churches, a village hall which holds several events and a public house, the Crown Inn. The neighbouring village of Bredon is slightly larger and here there are further amenities to include a village shop and post office, a church, two further public houses, The Fox and Hounds and The Royal Oak.

The village of Bredon also offers a rugby and football club plus a doctor's surgery and there is also a primary school. For those that play cricket, there are cricket grounds in both Westmancote and Overbury. For those needing to commute, the M5 motorway is within a 10-minute drive and provides north and southbound junctions to Birmingham and Bristol whilst within equal distance, is the A46 for those needing to access Warwick or Stratford. Returning to the property, the home is spacious, well-appointed with each room flowing into the other with ease. The home affords two formal receptions to the ground floor along with the inner hall and boot room. Of the

reception rooms, the living room benefits from a log burning stove inset to the chimney breast whilst the dining room, located off the kitchen/breakfast room can be used for a multitude of purposes.

The kitchen/breakfast room, which has been refitted, enjoys a wealth of units, a block wood worksurface, a ceramic sink and a wealth of integrated appliances to include double oven, induction hob, extractor fan and full-size dishwasher.

A door from the kitchen leads to the "Kitchen Garden", a small patio garden providing the perfect sun trap for morning coffee or easy outside dining.

Completing the ground floor accommodation is the separate utility room and downstairs cloakroom.

The home also benefits from a cellar, which is accessed from the entrance hall and is perfect for providing additional storage.

Moving upstairs, all the bedrooms are of a good size with four of the rooms being double bedrooms with the final room being a nice sized single bedroom.

Of the four double bedrooms, the master bedroom and guest bedroom enjoy en suite shower rooms whilst completing the upstairs accommodation is the four-piece family bathroom.















Explore outside... WALNUT HOUSE

Stepping outside, the shingled driveway provides parking for several vehicles whilst a pedestrian gate leads into the property's enclosed garden. Within the garden there is a paved terrace which features a covered hot tub, from which one can enjoy the views over the neighbouring paddock where sheep can be found grazing.

The remainder of the garden is laid to lawn which is enclosed by fencing and a natural stone wall. To the head of the garden is a detached garage which benefits from light and power and storage to the eaves.

KEY FEATURES

- Five-bedroom, attached period family home, offered for sale with no onward chain
- Situated within a desirable village setting, offering pub, village hall and coffee shop
- The property sits at the heart of the village and backs onto open fields
- Beautifully presented and recently refurbished so presenting a home ready to move into and enjoy

- Wonderfully appointed kitchen/breakfast room with integrated appliances
- Living room with log burning stove inset to the chimney breast
- Large cellar, accessed from the entrance hall, ideal for additional storage
- Four double bedrooms, one single room and four-piece family bathroom
- Two of the five bedrooms benefit from en suite shower rooms
- Driveway parking for several vehicles. Detached single garage with light and power
- Gardens encompass three sides of the property offering lawns, paved terrace and hot tub

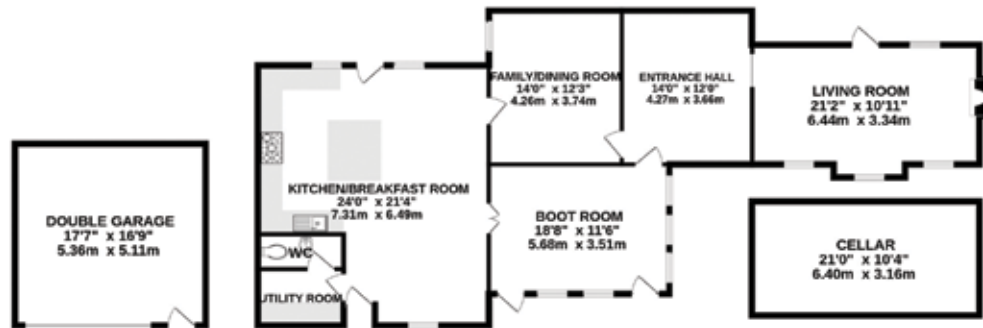
DIRECTIONS

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

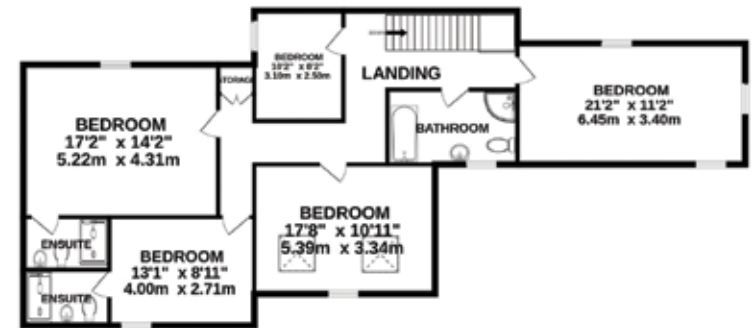




GROUND FLOOR
1801 sq.ft. (167.3 sq.m.) approx.

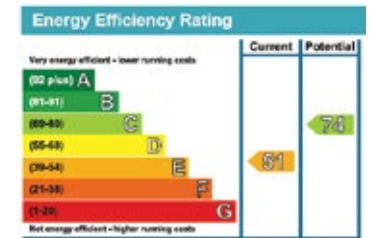


1ST FLOOR
1289 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA : 3090 sq.ft. (287.1 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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