



THE POUND

Westmancote | Tewkesbury | Gloucestershire | GL20 7ES

HUGHES **HS** SEALEY

# Welcome to... THE POUND

Welcome to The Pound, a wonderful four-bedroom detached family home located in the heart of this highly desirable village. Full of charm and character, the home sits in a slightly elevated position and so affords the most stunning view, and in our opinion, one of the best views in the village. Add in that the property enjoys a mature and established garden, a newly constructed garage with room above, and driveway parking, and you can see why this property is so highly recommended to view.

The village of Westmancote sits in between the neighbouring villages of Kemerton and Bredon, and while Kemerton offers a village pub, the village of Bredon, which is much larger of the villages, offers a doctor's surgery, a primary school with an outstanding OFSTED report, a shop and post office, as well as a public house and restaurant. The village also offers a range of recreational attractions, including cricket, football, rugby, bowls and ballet.

Returning to the property, the home has been added to and extended throughout the years, and so today mixes the period features of yesteryear with the clean, modern lines associated with today's modern living.

On the ground floor is a welcoming entrance hall, which features a log-burning stove that is inset into the chimney breast.

Stairs turn and rise to the first floor, while doors give access to all other ground-floor rooms.

From the entrance hall, access is gained to the cloakroom, kitchen/dining room and living room, which is a super room, full of light from the triple-aspect windows. Furthermore, the room has a log-burning stove inset with a stone fireplace, and a full-length glazed door gives access into the garden.

The open-plan kitchen/dining room is a super space, and like the living room, it is full of natural light, mainly due to the bi-folding doors located to the rear of the room, which in turn give access to the paved terrace.

The kitchen enjoys a wealth of fitted units alongside a host of integrated appliances. Additionally, there is a breakfast bar alongside space for an eight- to ten-seater table and chairs.

From the kitchen, access is gained to the driveway and garage located to the side of the property, the rear garden and the garden room.

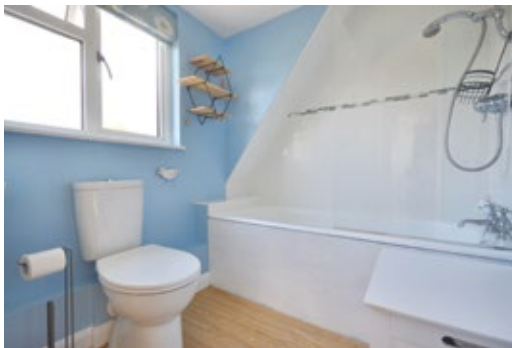
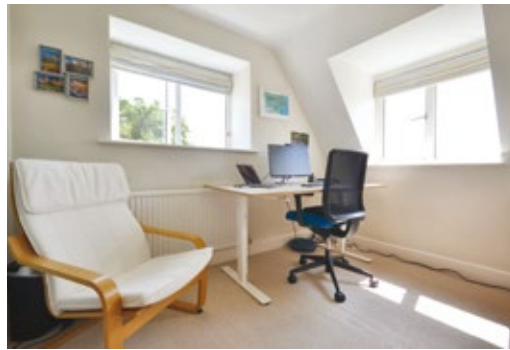
Upstairs, the views that this home enjoys are a joy to behold, and the view is best appreciated from the master bedroom. Not only does the room enjoy an open country view, but it also enjoys views over the mature and established garden. The master bedroom benefits from an en suite shower room and a fitted wardrobe.

Additional rooms upstairs include three further bedrooms, two of which are good-sized double rooms, while the remaining room is a spacious single bedroom, and finally the three-piece family bathroom.









# Explore outside... THE POUND

Externally, there is a driveway to the side of the home that allows off-road parking for four cars which in turn leads to the detached garage, benefiting from light and power.

The gardens are a delight and wrap around two sides of the home. Full of colour and maturity, there is a paved terrace and lawns, all of which are enclosed by established hedging and natural stone walling.

## KEY FEATURES

- A wonderful, four-bedroom detached family home, located in this super village

- Enjoying one of the best views in the village in our opinion, looking out across Kemerton
- Beautifully presented and ready to move into and enjoy
- Driveway parking for four cars plus newly built garage with large room above (currently being built)
- Welcoming, spacious entrance hall, cloakroom and living room to the ground floor
- Living room with log burning stove and doors to rear terrace
- Stunning kitchen/dining room with bi folding doors leading to the rear garden

- Master bedroom with en suite shower room, three further bedrooms and family bathroom
- Beautiful garden, full of colour and maturity offering paved, terrace and lawns
- A property that comes with a high recommendation to view

## DIRECTIONS

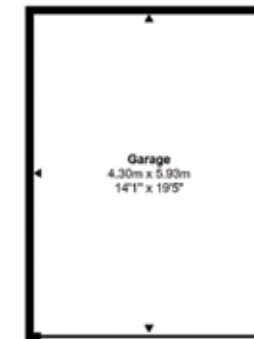
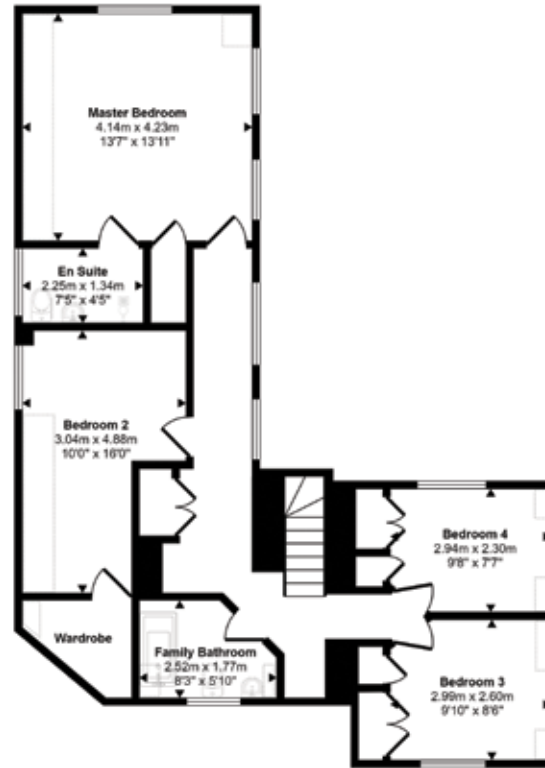
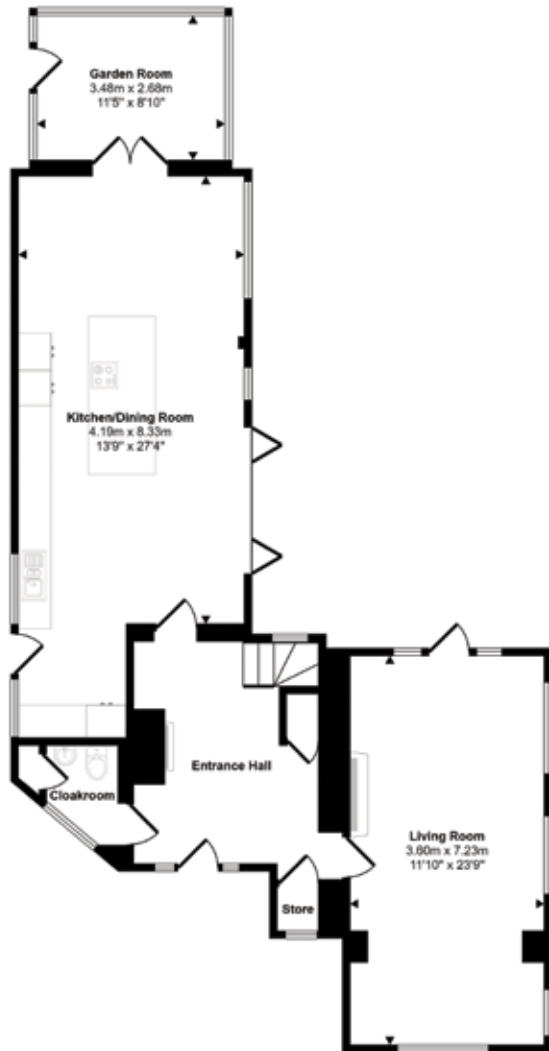
To locate the property, please enter the following postcode into your sat nav system: GL20 7ES.

Upon arriving, the property can be identified by our For Sale sign.



Approx Gross Internal Area  
262 sq m / 2179 sq ft

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	10	10
39-54	E		
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

HUGHES **HS** SEALEY