



SUNDIAL HOUSE
Chapel Lane | Westmancote | Gloucestershire | GL20 7ER

Welcome to...

SUNDIAL HOUSE

Welcome to Sundial House, a wonderful four- or five-bedroom detached family home located in this ever-sought-after village that sits on the Gloucestershire and Worcestershire borders. Located within a quiet lane at the foot of Bredon Hill, the property enjoys a wealth of internal accommodation, including two formal reception rooms, a study/bedroom five, a fitted kitchen and a separate utility room.

Add in plenty of off-road parking, a detached double garage, and a large garden that offers a high degree of privacy, and you begin to understand why this home comes with such a high recommendation 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 enjoys a spacious and welcoming entrance hall, which in turn gives access to all the ground-floor rooms, including the cloakroom and study/bedroom 5. The property enjoys two formal reception rooms: the living room, which features a gas living flame fire inset to a stone surround, providing a focal point to the room, as well as patio doors that give access to the rear terrace, and finally the dining room, which comfortably holds a six-seater table and chairs.

Further rooms on the ground floor include the kitchen, which enjoys a wealth of units and sits alongside a host of integrated appliances. To the head of the room, access is gained to the utility room, which in turn gives access to the side garden and integral double garage, which enjoys light, power, and electric up and over doors.

Upstairs, there are four bedrooms and the family bathroom. The master bedroom is a wonderful space, enjoying views over the garden and further featuring a dressing area and en suite shower room. Of the remaining bedrooms, two are double bedrooms, with bedroom four being a good-sized single room.









Explore outside...

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Externally, to the front is a large driveway, allowing plenty of off-road parking, with the remainder laid to lawn. Pathways to both sides of the home lead to the rear garden, which is simply a delight. Enjoying a large, lower terrace, steps lead up to the rear garden, which is a lovely size. There are two areas to the garden; the first enjoys a wealth of colour with two seating areas, ensuring one can enjoy the sun as it moves throughout the day. The top garden is predominantly laid out on lawn and is perfect for the children's trampoline or just to kick a ball around and play.

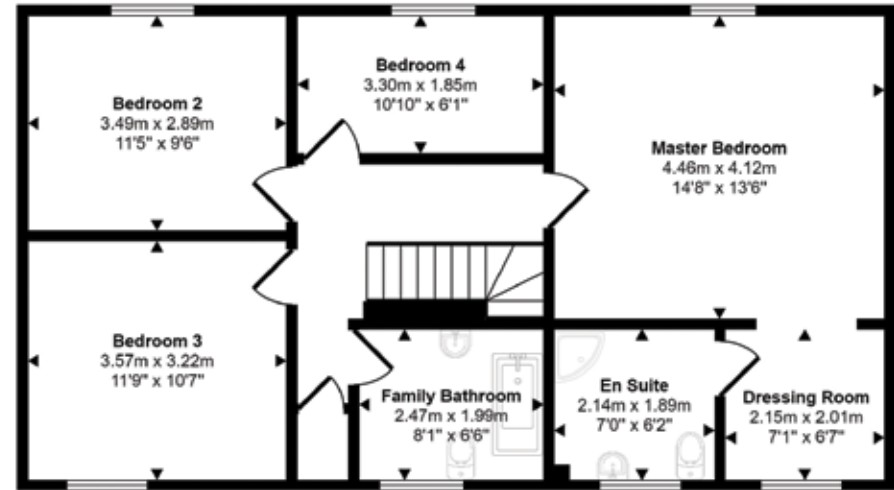
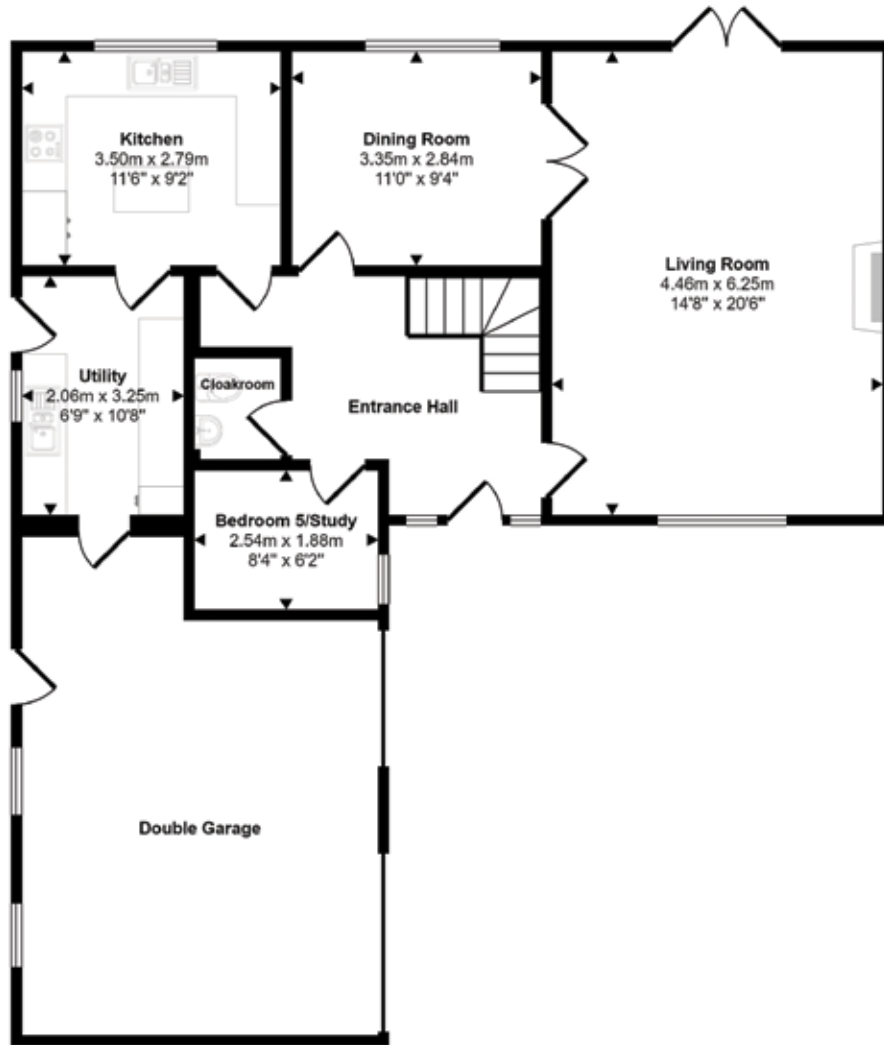
- A wonderful four/five bedroom detached family home, located in this sought after village
- Enjoying plenty of off road parking to the front, in turn leading to the attached double garage
- To the rear is a large rear garden offering a paved terrace and two lawn areas
- Internally the home enjoys a wealth of accommodation across the two floors
- Ground floor enjoys entrance hall, cloakroom and study/bedroom five
- Further rooms include the living room, dining room, kitchen and utility room
- Upstairs, the master bedroom features a dressing room, and three-piece en suite shower room
- Three further bedrooms, two double rooms, one large single room and family bathroom
- Property benefits from mains water, drainage, gas and electricity
- 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 7ER. Upon arrival into Chapel Lane, the home can be found on your right.



Approx Gross Internal Area
179 sq m / 1922 sq ft



First Floor
Approx 73 sq m / 781 sq ft



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.





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