



MAYVILLE

Main Street | Westmancote | Tewkesbury | GL20 7EN

HUGHES **HS** SEALEY

Welcome to... MAYVILLE

Welcome to Mayville, a wonderful five-bedroom 1930's detached family home, located in this highly sought after village, offered for sale with no onward chain. Enjoying a high degree of privacy and seclusion, the home offers a mature garden of circa 1/3 acre and enjoys open views to the side and rear elevation across neighbouring paddocks.

Enjoying a wealth of accommodation across the two floors, the home features two formal reception rooms, a modern kitchen/breakfast room plus a garden room that leads onto an expansive decked terrace which features a raised hot tub and outdoor shower.

Upstairs are five good size bedrooms and a family bathroom, whilst externally the grounds are a delight, offering plenty of driveway parking and a detached single garage and it is because of the above, that this property comes with such a high recommendation to view.

On the ground floor is a welcoming entrance hall which leads to all the downstairs rooms. Of the formal reception rooms, there are two, these being the living room and the dining room, both of which benefit from bay fronted

windows and as such are flooded with natural light.

To the rear of the property is the modern kitchen/breakfast room which benefits from a wealth of fitted units as well as a host of integral appliances. A door from the kitchen leads to the garden room, which as the name suggests, enjoys a wonderful outlook over the property's rear garden. Both the kitchen/breakfast room and garden benefit from underfloor heating.

Upstairs, there are five bedrooms in total with the two main bedrooms located to the front of the property and so enjoy a wonderful view over the property's front garden. Furthermore, both rooms benefit from fitted wardrobes.

Of the other three bedrooms, two are single rooms, whilst the final room would be a small double room. Interestingly, the two bedrooms to the rear of the property are divided by a stud wall and so the new owners may wish to knock the rooms together, so creating one much larger bedroom.

Completing the upstairs and the property's accommodation is the modern, four-piece family bathroom.









Explore outside... MAYVILLE

Externally, a long driveway runs along the left-hand boundary and stops at the head of the rear garden where there is a single detached garage that benefits from light and power. The front garden is predominantly laid to lawn and enclosed by mature trees and shrubs, whilst to the rear is the recently installed decked terrace which in turn opens onto lawns, enjoying well stocked flower beds and borders.

LOCATION

The village of Westmancote sits in between the neighbouring villages of Kemerton and Bredon and whilst Kemerton offers a village pub, the village of Bredon, which is much larger of the two, offers a doctor's surgery, primary school with an outstanding OFSTED report, shop and post office

as well as a public house and restaurant. The village also offers a range of recreational attractions to include cricket, football, rugby, bowls and ballet.

KEY FEATURES

- A wonderful, five-bedroom detached family home, offered to the market with no onward chain
- Set within mature gardens totalling 1/3 acre
- The home enjoys side and rear views across neighbouring paddocks
- Set back from the road, the home enjoys a high degree of privacy and seclusion
- Internally enjoying central entrance hall, cloakroom and utility area
- Two formal reception rooms

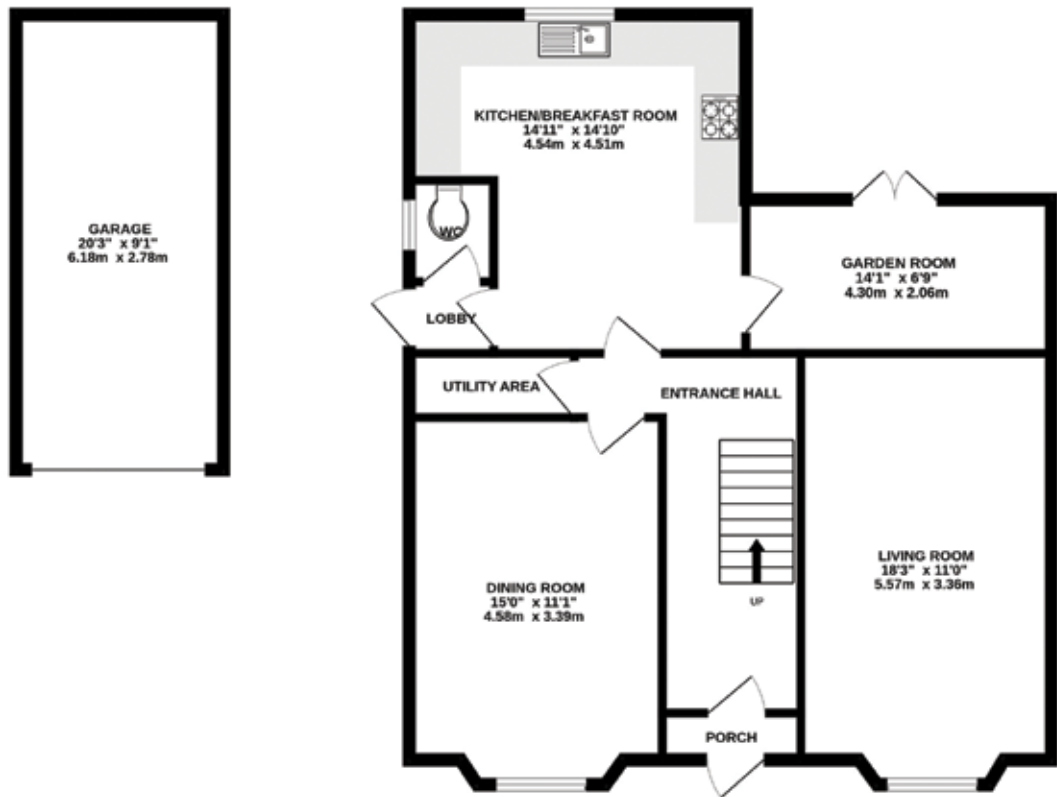
- Garden room and spacious kitchen/breakfast room
- Three double bedrooms to the upper floor, two single rooms and family bathroom
- Driveway parking for multiple cars plus detached single garage
- Garden enjoys lawns, decked terrace and hot tub, plus a range of mature trees and shrubs
- A property that comes with a high recommendation to view

LOCATION

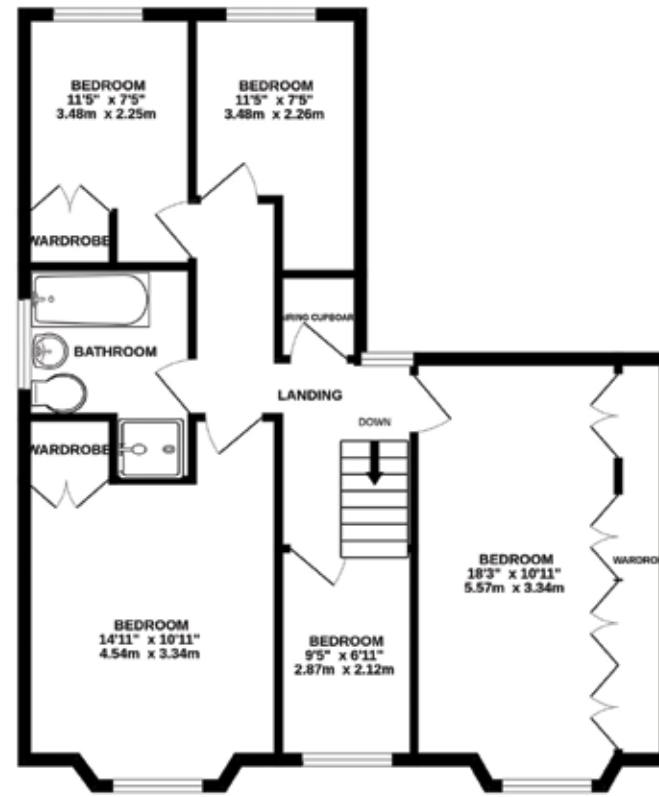
To locate the property, please enter the following postcode into your sat nav system: GL20 7EN. The entrance to the property is located directly opposite the entrance to The Moretons.



GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1748 sq.ft. (162.4 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  SEALEY