



HOME FARM

High Street | Kemerton | Tewkesbury | Gloucestershire | GL20 7HP

HUGHES **HS** SEALEY

Welcome to... HOME FARM

Home Farm is a wonderful four double bedroom detached, period family home, which is beautifully presented and ready to move into and enjoy. Located in the heart of the village, the house has been extended and so today enjoys a wealth of accommodation across the two floors, which is accompanied by a mature plot, being circa ½ acre which within sits a large, detached barn that houses an original apple press. The home, which is accessed via a gravel driveway leading to the parking area, is bordered by gardens that offer a wealth of mature plants and shrubs.

Internally the home enjoys two formal reception rooms with the living room boasting a log burning stove and French doors onto the garden, whilst the dining room benefits from an open grated fire. The kitchen/breakfast room is a lovely space with the breakfast area enjoying stone flooring and French doors to the garden whilst the kitchen, finished to a countryside character, enjoys a wealth of units and a host of integrated appliances which includes a three-door gas AGA. Further rooms to the ground floor include the study, enjoying views across the front garden, a utility room, the recently installed shower room and a

double bedroom which benefits from fitted wardrobes and French doors to the gardens terrace. Completing the ground floor is the expansive family/children's play room which was originally a cowshed. Today the room enjoys exposed timbers to the roof line and beautiful natural stone walls. The room is flooded with natural light from the large, two front facing windows. Upstairs the character of the home continues with three good sized double bedrooms and a modern, four-piece family bathroom, complete with freestanding roll top bath.















Explore outside... HOME FARM

To the rear the garden that accompanies the home is a delight. Enjoying expansive lawned areas which sit alongside an orchard – where one will find a selection of apple, pear and plum trees – as well as an area that has been designated for the growing of vegetables. The orchard and formal garden are linked by a woodland walk which runs along the top and down the side of the property's boundary.

Also within the garden is a greenhouse, terrace, timber shed, children's Wendy house, a gardener's loo and finally a detached barn which within sits an original apple press.

The barn further benefits from light and power and double height roof line and has great potential to become even more than it is today, examples of this and subject to the relevant planning consents being granted could include a garage or even an annex to the main home.

The garden is fully enclosed and enjoys a high degree of privacy.

LOCATION

Kemerton affords a real sense of community, with its two churches, a

village hall, which holds several events plus the public house, the Crown Inn and a village coffee house.

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.

KEY FEATURES

- A stunning four double bedroom detached family home, located in the heart of the village
- Sits within mature grounds of circa ½ acre with a high degree of privacy

- Full of charm and character and having been extended, offers a wealth of accommodation
- Ground floor enjoys living room with log burning stove and dining room with open fire
- Further rooms include kitchen/breakfast room, study, family room and utility
- Completing the ground floor is a large double bedroom and modern, three-piece shower room
- Upstairs are three further double bedroom, master bedroom with walk-in wardrobe
- Upstairs completed by modern, four-piece family bathroom
- Driveway parking to the front, detached barn to the rear (possible garage conversion)

DIRECTIONS

Please enter GL20 7HP into your sat nav system. The property can be identified by our For Sale sign.





Approx Gross Internal Area
310 sq m / 3334 sq ft



Ground Floor
Approx 292 sq m / 2172 sq ft



Gardeners Loo
Approx 4 sq m / 40 sq ft



First Floor
Approx 72 sq m / 771 sq ft



Barn
Approx 32 sq m / 350 sq ft

Denotes head height below 1.5m

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 misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Strategy 200.

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