



## WATERLOO HOUSE

Kemerton Road | Bredon | Tewkesbury | GL20 7JS

HUGHES **HS** SEALEY



# Welcome to... WATERLOO HOUSE

Welcome to Waterloo House, a wonderful four double bedroom detached family home located in this highly sought after village. Originally dating back to 1820, the home has been extended over the years and so today we present a home that offers a wealth of accommodation across the two floors. Further benefits to the property include an open outlook to the front elevation across open fields and beyond to Bredon Hill, driveway parking for multiple vehicles and a mature and enclosed rear garden. It is because of the above that this property comes with a high recommendation to view.

Internally the property enjoys a welcoming and central entrance hall which features a stunning tiled floor, being very in keeping with the period. The home enjoys two formal reception rooms, these being the living room which features a central fireplace, giving the room a focal point and the dining room, which is just off the kitchen and enjoys plenty of natural light from the large bay window.

The kitchen enjoys a wealth of units which sit alongside a host of integrated appliances, and which also features a log burning stove, sitting inset to the chimney breast. A door from the kitchen leads through to a large, separate utility room which in turn provides access to the plant room and walk-in pantry. To the head of the kitchen, an opening leads through to the conservatory which allows one to enjoy super views over the property's mature garden.

Completing the ground floor is an inner hall that provides access to a modern cloakroom and the rear garden. Upstairs, the property enjoys four double bedrooms, a four-piece family bathroom and a separate study, which could be utilised as bedroom five, a single room, if the need arose. The four larger rooms all enjoy plenty of natural light with three of the rooms located to the front of the house so enjoying the views over open fields and beyond. The master bedroom also benefits from a three-piece, en suite shower room.



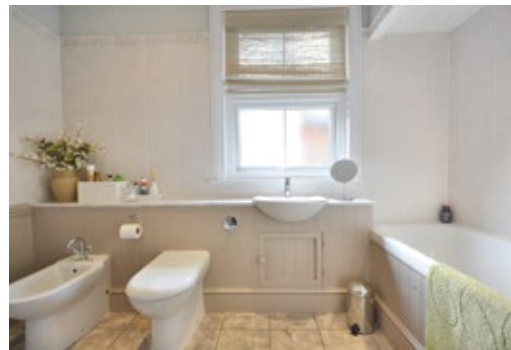














# Explore outside... WATERLOO HOUSE

Externally, to the front, the driveway will comfortably house four plus cars whilst to the rear is a beautiful, mature garden that benefits from two outbuildings, a paved terrace, lawns, established flower beds, mature trees and shrubs plus a vegetable garden, all of which is enclosed by fencing or walling.

## LOCATION

Bredon is a highly desirable village to live in, providing a home for people of all ages. The appeal of the village is its wealth of local amenities within walking distance, a shop, a post office, a doctor's surgery, a village hall, a church, village infant/primary school (OFSTED 'outstanding' rating), a preschool and two public houses.

For those interested in activity and other pursuits, there are a number of local clubs and societies as well as sports clubs offering bowls, football, rugby, cricket, tennis, playing fields, sailing, the river and the local marina.

The village is named after Bredon Hill, which boasts spectacular views and pathways for walking, running, cycling, and horseback riding.

- A wonderful, four double bedroom detached family home, located in this ever popular village



- Originally dating to 1820, the home has been extended multiple times
- Driveway parking for four plus cars and views across open fields to front elevation
- Entrance hall, living room with feature fireplace and separate dining room
- Inner entrance hall, cloakroom, kitchen, utility, pantry and garden room
- Master bedroom with en suite shower room
- Three further double bedrooms
- Four-piece family bathroom and study complete the upstairs accommodation
- Externally the property enjoys two out buildings and a covered store area
- Wonderfully mature garden, enjoying paved terrace, lawns and vegetable garden
- 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 7JS. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area  
242 sq m / 2606 sq ft



Ground Floor  
Approx 135 sq m / 1458 sq ft

First Floor  
Approx 107 sq m / 1147 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, Tewksbury, GL20 8HP.







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