



FOLLY'S END

The Causeway | Redmarley | Gloucestershire | GL19 3JS

HUGHES **HS** SEALEY

Welcome to... FOLLY'S END

Welcome to Folly's End, a wonderful five-bedroom, extended, detached family home located in this highly sought after village. Offering a wealth of accommodation across the two floors, the property further benefits from plenty of external parking, plus a double garage, whilst to the rear is a stunning, mature and private garden which within the vendors have created an exceptional dining area featuring a bar and seating area plus a hot tub, which is available by separate negotiation. It is because of all of the above, that this property comes with such a high recommendation to view.

Internally the home offers a central entrance which gives access to all the ground floor rooms as well as the upper level.

To the left of the hallway is the living room which enjoys a central open fireplace and bi folding doors giving access to the rear garden.

Further rooms to the ground floor include two double bedrooms, located to the front elevation and a modern,

three-piece shower room.

Completing the ground floor is the stunning, extended kitchen/dining/family room. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. At the head of the kitchen, bi folding doors lead to the rear garden whilst a further opening leads neatly to the dining/family room which is flooded with natural light from the large picture windows, additional bi folding doors and the lantern roof. The room is a lovely space, enjoys underfloor heating and can easily house an eight/ten-seater table and chairs. At the head of the room a door provides access to the separate utility room.

Upstairs, the spacious and light landing provides access to three bedrooms and a modern, three-piece family shower room.

Of the bedrooms, two are double rooms and both these bedrooms benefit from an en suite shower room whilst the final bedroom is a good-sized single bedroom, which is currently being utilised as an office.















Explore outside... FOLLY'S END

Externally to the front, the large, gravelled driveway allows off road parking for four-five vehicles and in turn provides access to the double garage which benefits from light and power. To the rear is a wonderfully mature garden that enjoys a high degree of privacy. The garden boasts a paved terrace, lawns and a super outdoor dining area.

The dining area is a wonderful space which within is a hot tub (available by separate negotiation), fitted bar and further space for sofas and chairs. This covered area benefits from light and power and wall mounted heaters for all round use. In the summer months the clad walls facing the garden can be removed and stored so ensuring the room is open to the garden.

At the rear of the room a door leads to the double garage. To the rear of the garage is a cloakroom and a further storeroom which has double doors leading back into the garden.

LOCATION

The village of Redmarley benefits from a primary school, within walking distance of the property. The 'Rose & Crown' pub, just a short distance from the village, offers great food and a very friendly atmosphere. There is also a tennis and popular cricket club nearby. The village is surrounded by beautiful countryside, ideal for walking, horse riding and other outdoor activities.

Enjoying excellent transport links, just two miles from the M50, (Jct 2) giving easy access to Wales, Birmingham

and Bristol via the M5. The market town of Ledbury is just seven miles away, offering a good range independent and national shops, plus a train station.

KEY FEATURES

- A wonderful five-bedroom detached family home, located in this highly sought after village
- Having been extended the home offers a wealth of accommodation across the two floors
- Entrance hall, ground floor shower room, two double bedrooms and living room
- Ground floor completed by the stunning open plan kitchen/dining/family room
- On the upper floor are three further bedrooms, two double rooms, one single room and shower room
- The two double bedrooms both enjoy en suite shower rooms
- Large driveway providing off road parking for 4-5 cars leading to double garage
- Rear garden is mature and enjoys terracing, lawns and a high degree of privacy
- Within the garden is an outdoor dining area where there is a bar and covered seating area
- A property that comes with a high recommendation to view

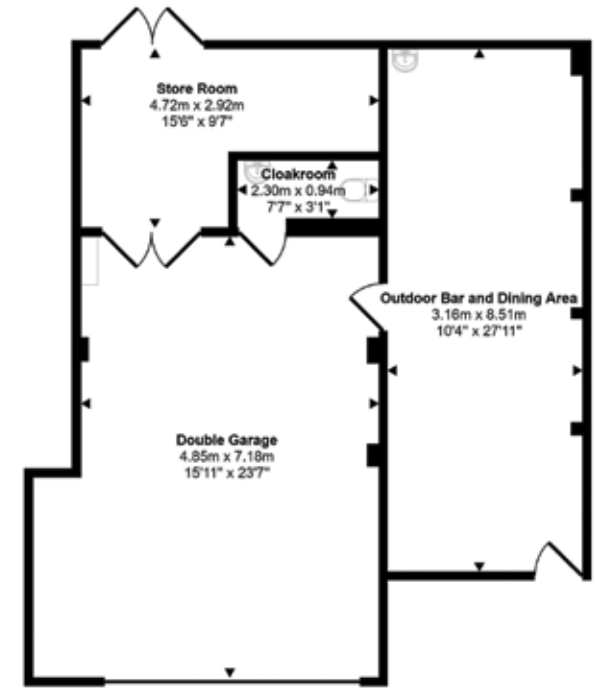
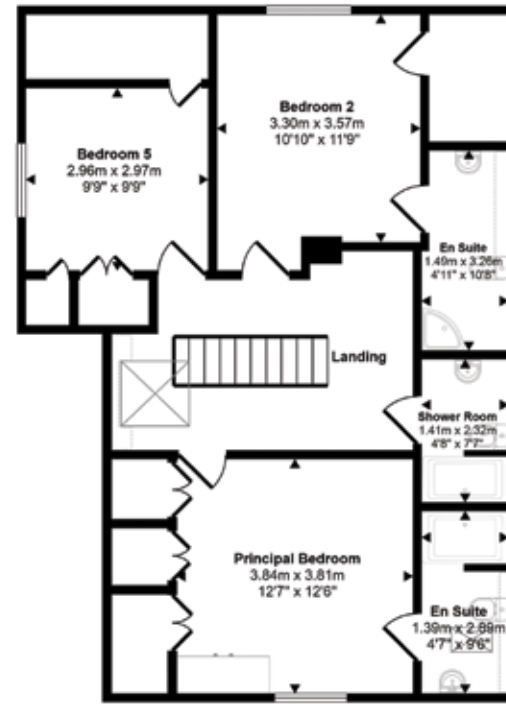
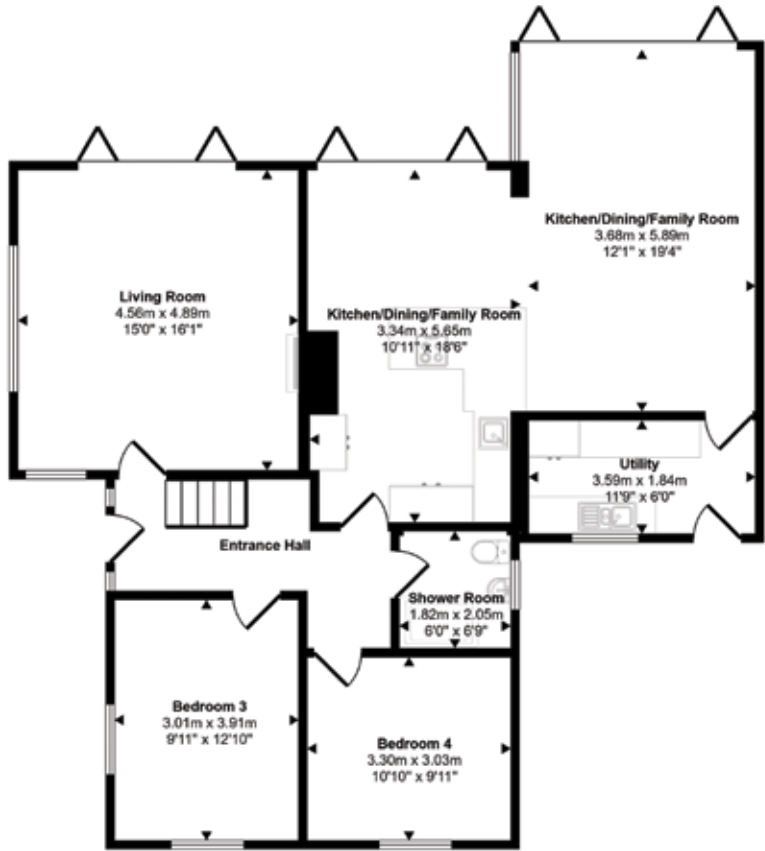
DIRECTIONS

Please enter GL19 3JS into your sat nav system: GL19 3JS. The property can be identified by our For Sale sign.





Approx Gross Internal Area
267 sq m / 2872 sq ft



Ground Floor
Approx 109 sq m / 1172 sq ft

First Floor
Approx 78 sq m / 841 sq ft

Outbuilding
Approx 80 sq m / 858 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 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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