



THE CROFT

| The Dell | Bredon | Tewkesbury | Gloucestershire | GL20 7QP

HUGHES **HS** SEALEY

# Welcome to... THE CROFT

Welcome to The Croft, a wonderfully imposing five-bedroom detached family home that is in the heart of this highly sought after village. Offered for sale with no onward chain and at a stage where one can apply their own mark to the property, there is a real opportunity for the new owners to further increase the internal space on offer as the home enjoys four attic spaces, accessed via two carpeted staircases.

The property, already offering a wealth of internal accommodation on the ground and first floor, is further complimented by a mature, wrap around garden, driveway parking for multiple vehicles and a detached double garage and it is because of the above, that this property comes with such a high recommendation to view.

Internally the property is accessed via a spacious and welcoming porch which in turn leads through to the inner entrance hall. The entrance hall provides access to the sitting room, two formal reception rooms, the cloakroom and finally the sitting room.

The sitting room enjoys a gas-fired stove which sits within a central fireplace, providing a focal point to the room whilst the spacious living room enjoys plenty of natural light from the large bay fronted window. The study is located to the rear of the home and so enjoys views over the rear garden, as is the cloakroom.



Completing the ground floor is a large dining room which will comfortably house a ten-seater table and chairs. The spacious kitchen/breakfast room enjoys a wealth of fitted units that sit alongside a host of integrated appliances. The kitchen offers access to the front driveway via a side door; whilst to the rear of the room, access is gained to the separate utility which in turn provides access to the walk-in store room.

On the first floor are five bedrooms and two-family bathrooms.

The master bedroom is a lovely size, sitting directly above the living room. The room has a large bay fronted window, ensuring plenty of natural light is enjoyed and is completed by a modern three-piece, en suite shower room.

Of the remaining four bedrooms, there are three double bedrooms and one single bedroom. Completing the floor are two family bathrooms with the larger bathroom also benefiting from a separate shower.

From the first-floor landing, there are two stairwells, each providing access to two attic rooms. All four rooms are a good size and subject to any relevant planning consents being granted, it may be possible to add at least a further two en suite double bedrooms, if required.









# Explore outside... THE CROFT

Externally, the property enjoys plenty of driveway parking, with the driveway leading to the detached double garage which benefits from light, power and an electrically operated garage door. The garden encases the property and is mainly laid to lawn although to the side of the home is a small orchard offering a selection of mature fruit trees.

## 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.

## KEY FEATURES

- A spacious and imposing five-bedroom detached family home, located in the heart of the village
- Enjoying wrap around gardens, driveway parking and detached double garage
- Offered for sale with no onward chain, the home is at a stage where one can apply their own stamp
- Possible alterations may include conversion of attic rooms to bedrooms, subject to p.p being granted (if relevant)
- Ground floor enjoys entrance porch, entrance hall, cloakroom and sitting room
- Further rooms include a sitting room, living room, dining room, kitchen/breakfast room and utility
- Spacious master bedroom with en suite shower room. Three further double rooms, one single bedroom
- Property further benefits from two family bathrooms and four attic spaces, accessed by two staircases
- Mains gas, electricity and drainage, the property is also not a listed property
- 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 7QP. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area  
364 sq m / 3912 sq ft

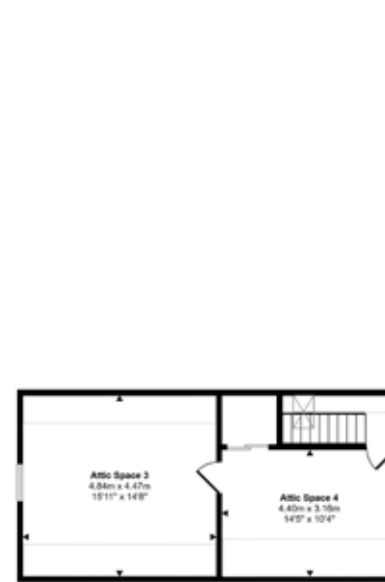


Ground Floor  
Approx 129 sq m / 1389 sq ft

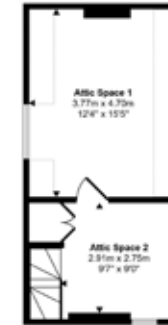
□ Denotes head height below 1.8m



First Floor  
Approx 128 sq m / 1379 sq ft



Second Floor  
Approx 42 sq m / 454 sq ft



Second Floor  
Approx 28 sq m / 302 sq ft



Garage  
Approx 28 sq m / 278 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. Items of items such as bathroom fixtures are representations only and may not look like the real items. Made with Slide Stagger 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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