



OLD COLLEGE FARM

Bredon | Tewkesbury | Gloucestershire | GL20 7EL

HUGHES **HS** SEALEY

# Welcome to... OLD COLLEGE FARM

Welcome to Old College Farm, a wonderful four-bedroom detached, Grade II listed family home, located in the heart of this highly sought after village. Dating back to 1503, offered for sale with no onward chain and at a stage where one can apply their own mark to the property, the home enjoys a wealth of charm and character; whilst to the rear is a wonderfully mature and private garden and it is because of the above, that this property comes with such a high recommendation to view.

To the front of the home is a gravelled driveway that allows off road parking for multiple cars, whilst also leading to the detached garage. Benefitting from light and power, the garage also has an electronically operated door to the front elevation, a pedestrian door to the rear, cloakroom and a staircase rises to the first floor, which is currently being used for storage but could quite easily become a home office space if required.

Internally, the home enjoys a wealth of accommodation with the ground floor enjoying two formal reception rooms, a study area and a spacious kitchen/breakfast room.

The dining room is located to the centre of the property and features a wonderful inglenook fireplace, providing a focal point to the room.

From the dining room, access to the living room is gained. To the head of the room are French doors leading to

the rear terrace and garden. To the centre of the room is the property's second inglenook fireplace which within sits a log burning stove, providing a lovely warmth to the room. Windows to the front elevation both in the living room and dining room provide the reception rooms with an abundance of natural light.

Completing the ground floor is the cloakroom and kitchen/breakfast room. With double aspect windows, the room is lovely and light. Enjoying a wealth of fitted units, there is also a small selection of integrated appliances as well as space for under counter, freestanding appliances. A door from the kitchen, leads down to the property's basement where there is plumbing for a washing machine.

To the first floor are three of the four bedrooms, the family bathroom and a further stairwell which leads to the final bedroom, located on the upper floor. The principal bedroom enjoys a wealth of fitted wardrobes as well as a three-piece, en suite bathroom. Of the remaining bedrooms on the first floor, bedroom three is a double room and benefits from fitted wardrobes whilst bedroom four is a large single bedroom/small double bedroom. The floor is completed by the four-piece family bathroom.

To the upper level is the guest bedroom which benefits from a separate dressing room and three-piece, en suite shower room.









# Explore outside... OLD COLLEGE FARM

Externally, to the rear of the property is a mature garden. Enjoying a lower terrace, steps lead to the lawned garden which enjoys a high degree of privacy and is enclosed by hedging and fencing. To the head of the garden is a swimming pool (non-heated) although is at a stage where improvements would be required prior to use.

## AGENTS NOTE

*The property is currently going through probate. The application has commenced and is expected to be issued by August 2025. Whilst we can undertake legal conveyance, we cannot exchange contracts until such time as the probate certificate is issued.*

## 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 wonderful, four-bedroom detached family home located in the heart of the village
- Offered for sale with no onward chain and at a stage where one can apply their own mark
- Driveway parking for multiple vehicles, leading to a detached garage
- Entrance porch, dining room with inglenook fireplace
- Study area
- Living room with inglenook fireplace and French doors to rear garden
- Spacious kitchen/breakfast room. Door leading to basement
- Master bedroom with fitted wardrobes and three-piece, en suite shower room
- Guest bedroom with dressing area and en suite shower room
- Two further bedrooms
- Four-piece family bathroom
- Wonderfully mature and private rear garden enjoying terracing and lawns.

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7EL. Upon arrival the property can be identified by our For Sale sign.



Approx Glass Internal Area  
843 sq m / 2602 sq ft



□ Double/loft 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 the rooms such as the loft room, unless otherwise represented only and may not be the true real items. Made with Bluebeam® 100

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