



BROWN EDGE

Lower Lane | Kinsham | Tewkesbury | GL20 8HT

HUGHES **HS** SEALEY

Welcome to... BROWN EDGE

Welcome to Brown Edge, a stunning four double bedroom detached family home that is beautifully presented, enjoys open views across neighbouring paddocks and offers plenty of internal space across the two floors. Add in a mature and relatively private rear garden, a detached double garage and a location in a highly desirable village, and you'll see why this is certainly a property that comes with a high recommendation to view.

The hamlet of Kinsham neighbours the larger villages of Kemerton and Bredon, with the larger village of Bredon boasting a thriving community and offering amenities such as a village shop and post office, an OFSTED 'outstanding' rated primary school, doctors' surgery, village hall and two public houses. The village is also home to football, rugby and bowls clubs. The nearest town is the Medieval town of Tewkesbury which provides supermarkets, restaurants, coffee shops and a leisure centre whilst for the commuter, there is a train station at Ashchurch and Tewkesbury sits just off Junction 9 of the M5 motorway.

Returning to the property, the home enjoys a central entrance hall which leads to all the ground floor rooms. Regarding the reception rooms, there is a formal living room which enjoys a bay fronted window and a log burning stove inset to the chimney breast. To the head of the room, bi folding doors lead you neatly into the garden room

which enjoys a wonderful overview of the home's mature garden.

Furthermore, there is a formal dining room located to the front of the home and this room also enjoys a fireplace, giving a central focal point. Additional rooms to the ground floor include the cloakroom and separate study which enjoys access to the rear garden.

Completing the ground floor is the wonderfully appointed kitchen breakfast room and separate utility. Both rooms have been finished with the same Shaker-style units, block wood worksurface and brick affect tiles. Views of the garden are afforded from the kitchen whilst the utility room gives access onto the side pathway.

Moving upstairs, a spacious and light landing leads to all four double bedrooms. The master bedroom and guest bedroom both enjoy fitted wardrobes with the master bedroom enjoying a four-piece en suite bathroom and the guest bedroom a three-piece en suite shower room.

Bedrooms three and four are both good size bedrooms and are located to the rear of the property and so enjoy views over the garden, whilst the two larger bedrooms enjoy an open outlook across neighbouring paddocks. Completing the upstairs accommodation is the recently completed four-piece family bathroom.









Explore outside... BROWN EDGE

Stepping outside, to the front of the home is a gravelled driveway which allows for off road parking for up to six vehicles with ease. Side access is gained to the rear garden via a pedestrian gate with the rear enjoying a tiled terrace, lawns and mature beds. To the head of the garden is a detached double garage which benefits from light and power plus has an additional parking area for a further two vehicles.

In summary, Brown Edge is a wonderful family home, enjoying plenty of space with a garden size in proportion with the accommodation on offer and because of this, we would highly recommend an internal viewing. To arrange this, please contact us on 01242 220080.

- Beautifully presented four double bedroom family home, located in highly desirable village
- Enjoying an open view across neighbouring paddocks to the front elevation
- Benefiting from a mature rear garden that offers a high degree of privacy

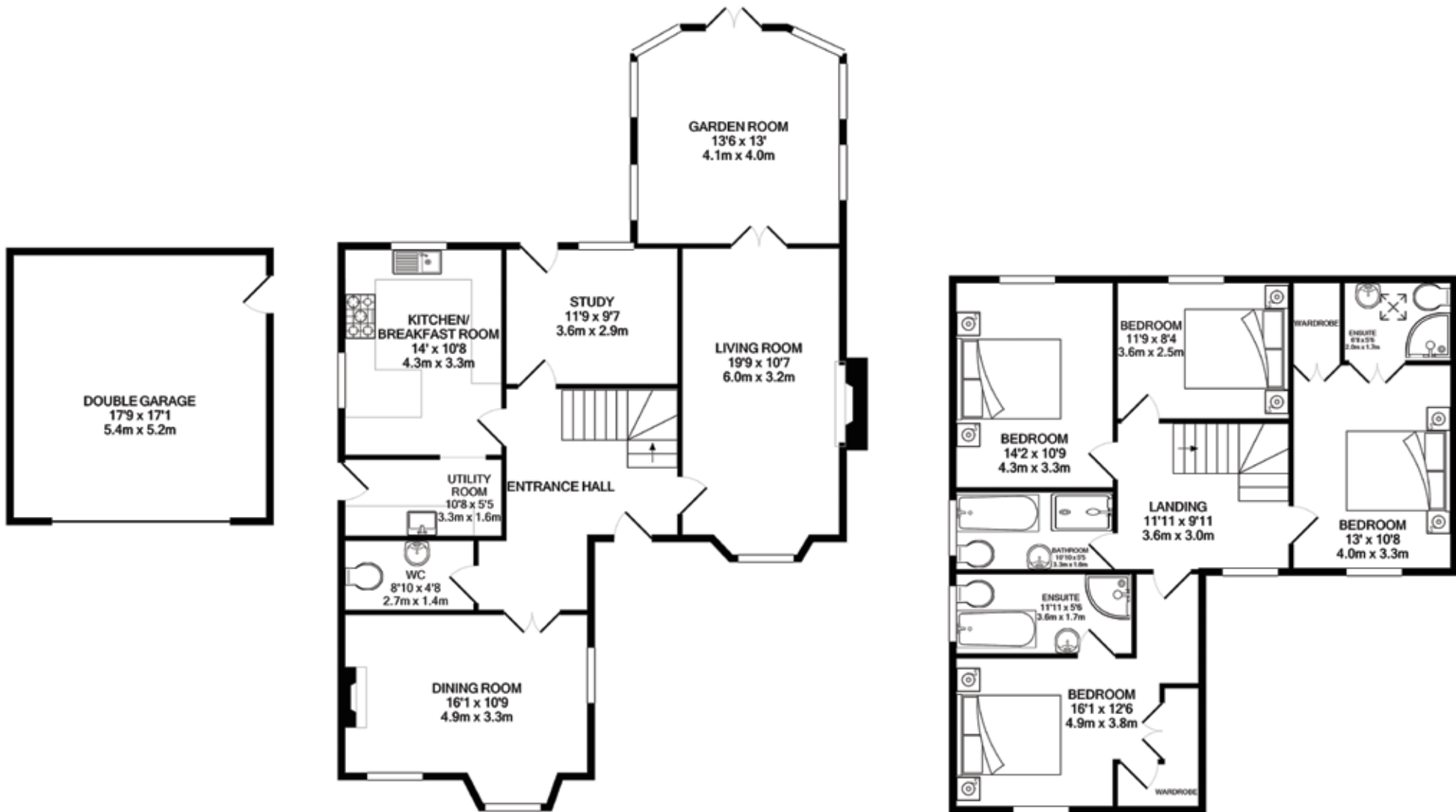


- Wonderful amount of internal space, to both the ground floor and first floor
- Living room with log burning stove. Bi folding doors lead to the garden room
- Two additional reception rooms being the dining room and study
- Modern fitted kitchen with separate utility room. Downstairs cloakroom
- Master bedroom with en suite bathroom and fitted wardrobes.
- Guest bedroom with en suite shower room and fitted wardrobes
- Detached double garage and driveway parking for up to 8 cars

DIRECTIONS

Please enter the following postcode into your sat nav system: GL20 8HT. Upon entering Lower Lane, the property can be located on your right as identified by our For Sale sign.





GROUND FLOOR
APPROX. FLOOR AREA 1406 SQ.FT. (130.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 887 SQ.FT. (82.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2293 SQ.FT. (213.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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