



5 THE DELL
Bredon | Tewkesbury | Gloucestershire | GL20 7QP

HUGHES **HS** SEALEY

Welcome to... 5 THE DELL

Welcome to Number 5, The Dell, a stunning four-bedroom detached family home, located in this highly sought after village. Constructed in 2025, the property has been finished to an exacting standard and an exceptionally high specification, so ensuring that the new occupiers can simply move in and enjoy the dwelling from the very first moment of ownership.

The property enjoys a wealth of features to include underfloor heating to the ground floor and upper floor bathrooms, solar panels with battery storage, EV charging, air source heating, a landscaped garden, driveway parking and an attached garage. Furthermore, the property will be sold with a ten-year ICW warranty.

Accessed via a gravelled driveway, this leads to the parking area and in turn, the attached garage which benefits from light, power and an electrically operated door. Internally, the central entrance hall provides access to most of the ground floor rooms to include the study, cloakroom, living room and kitchen/dining room whilst stairs lead to the upper floor.

The living room is located to the right of the entrance hall and is a wonderfully spacious room which enjoys plenty of natural light from the large, front facing window whilst double doors at the head of the room, lead through to the stunning kitchen/dining room.

THE HEART OF THE HOME

The kitchen/dining room is certainly a statement room which enjoys plenty of natural light, coming from the rear facing window and two sets of French doors that lead onto the rear terrace. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances to include full size fridge/freezer, oven, hob and extractor as well as a full size dishwasher. The kitchen is completed by granite work surfaces, inset spotlighting, down lighters and a wood floor, which leads through to the utility, entrance hall, cloakroom and study with the entirety of the ground floor enjoying underfloor heating.

Completing the ground floor is the utility room, featuring space for undercounter washing machine and tumble dryer, a cloakroom and finally the study which is located at the front of the property.

Upstairs are four bedrooms and the family bathroom. Of the bedrooms, the principal bedroom and guest bedroom both feature three-piece, en suite shower rooms, with both rooms and the family bathroom enjoying underfloor heating.

The remaining two bedrooms are both good sized rooms and face onto the rear garden.

Completing the upstairs is the family bathroom which is beautifully tiled to walls and floor.









Explore outside...

5 THE DELL

To the rear is the landscaped garden which enjoys a large rear terrace which opens onto lawned gardens. The garden is enclosed by panel fencing and hedging plus features a gated side access to the front of the property.

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

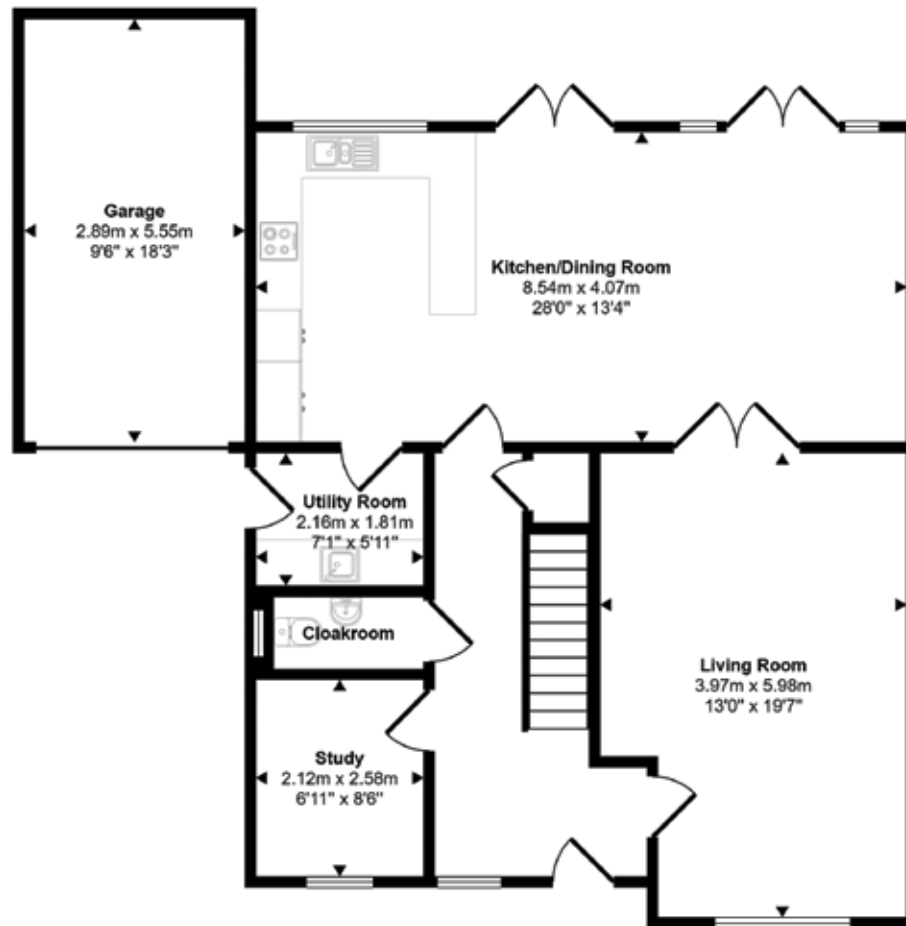
- A stunning four-bedroom detached family home, located in this ever popular village
- Constructed in 2025, the property is offered for sale with a 10 year ICW build warranty
- Finished to a high specification, the home is ready to move into and enjoy
- Internally, the ground floor comprises: entrance hall, cloakroom and study
- Ground floor completed by living room, kitchen/dining room and separate utility room
- Upstairs are four bedrooms and the family bathroom
- The principal bedroom and guest bedroom both benefit from en suite shower rooms
- Externally the home enjoys driveway parking, attached garage and landscaped gardens
- Air source heating, mains electricity, drainage and water. Solar panels and battery store also fitted
- A property that must be viewed to be fully appreciated

DIRECTIONS

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

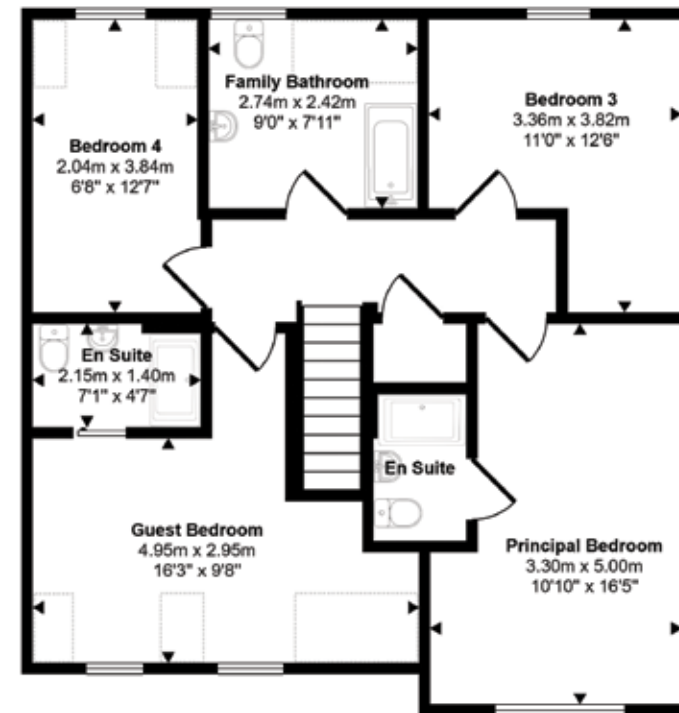


Approx Gross Internal Area
174 sq m / 1873 sq ft



Ground Floor
Approx 101 sq m / 1087 sq ft

 Denotes head height below 1.5m



First Floor
Approx 73 sq m / 786 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
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