



THE OLD CIDER HOUSE

Main Road | Bredon | Tewkesbury | GL20 7EL

HUGHES **HS** SEALEY

Welcome to... THE OLD CIDER HOUSE

Welcome to The Old Cider House, a wonderful four-bedroom detached Grade II listed home that dates to the 1700's. Having recently undergone a renovation, the home mixes period charm and character features with beautiful, modern and contemporary touches with ease and is a home that is ready to move into and enjoy.

With accommodation arranged over four floors, space is certainly something this home isn't lacking, and this is equally matched outside as The Old Cider House enjoys a mature garden plot of circa 0.37 acre whilst also located within the grounds is a detached barn that internally enjoys circa 2000 square feet of internal space.

Internally on the ground floor the property features two formal reception rooms, a garden room, a beautifully appointed kitchen/breakfast room and

separate utility room. The two reception rooms, being the upper sitting room and lower living room are located to the front of the property with both rooms enjoying exposed timbers to the ceiling and large windows, ensuring plenty of natural light. Furthermore, the lower living room features a log burning stove which sits within an inglenook fireplace.

The kitchen/breakfast room features a wealth of fitted units, all of which are base units, sitting alongside a host of integrated appliances, to include the freestanding AGA. The kitchen is completed by granite worksurfaces and a stone tiled floor.

The garden room, located to the rear elevation of the home is a wonderful space, which is used by the current owners as a dining area, and what a room this is to entertain guests in. Flooded with natural light from the

glass roof and rear wall of windows, the room also features French doors allowing access to the rear garden

On the first floor are three of the four bedrooms with the principal bedroom benefiting from a three-piece, en suite shower room.

The two remaining bedrooms, these being bedrooms three and four and both double rooms with bedroom three having an adjoining room, perfect for a child's study area.

Completing this floor is the three-piece family bathroom.

To the upper level is bedroom two, a super room located in the eaves of the roof space and as such, enjoying elevated views.

The final room in the home is located to the lower level which we have classified as the playroom.

























Explore outside... THE OLD CIDER HOUSE

Externally, the home enjoys a large driveway where multiple vehicles can park. At the head of the driveway is the detached barn which features circa 2000 square feet of internal space. On the ground floor, the building is predominantly garaging and storage whilst to the upper floor the rooms have been converted, to include lighting and insulation to create comfortable workspaces. The barn lends itself to being converted to a variety of uses subject to the necessary consents.

The garden, which is located to the rear of the barn is a beautiful area, full of maturity and colour, whilst enjoying a high degree of privacy. Within the garden is a wonderful selection of trees and hedges. Furthermore, the garden, which is south facing, enjoys large lawned areas, a paved terrace which is ideal for entertaining and a garden room that has been converted into a bar area. From here, steps lead to a further terrace where one can enjoy views over the duck pond and enjoy the sun setting in the evening.

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, Grade II listed family home, dating back to the 1700's
- Full of period charm and character, this super home is located in this highly sought after village
- Beautifully presented and having undergone a recent renovation, the home is ready to enjoy

- The property is sat within a mature plot being circa 0.37 acre
- To the rear of the property is a detached barn, enjoying circa 2000 square feet of internal space
- Internally the property enjoys a wealth of accommodation arranged over four floors
- Two formal reception rooms, garden room, play room and modern kitchen/breakfast room
- Principal bedroom with en suite shower room
- Three further bedrooms and three-piece family bathroom, complete the internal accommodation
- A property that must be viewed to be fully appreciate all that is on offer

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.











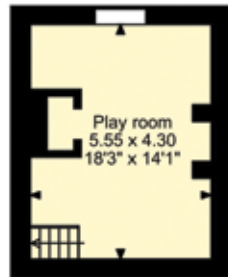
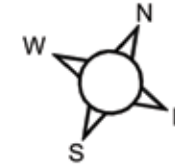
Old Cider House, Main Road, Bredon, Tewkesbury

APPROXIMATE GROSS INTERNAL FLOOR AREA

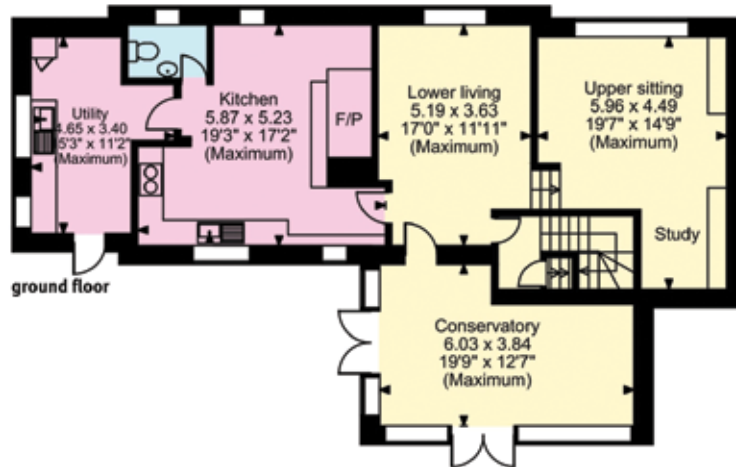
Main House = 238sq.m (2,567sq.ft)

Barn Building = 186sq.m (2,004sq.ft)

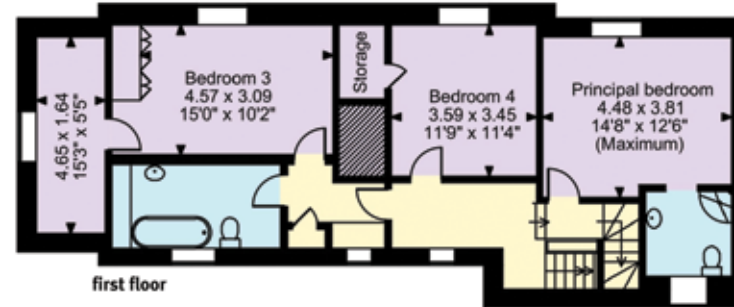
Total = 425sq.m (4,571sq.ft)



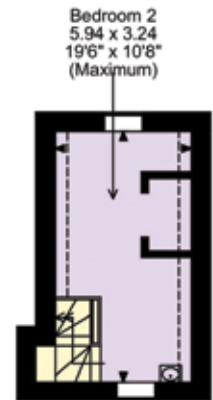
basement



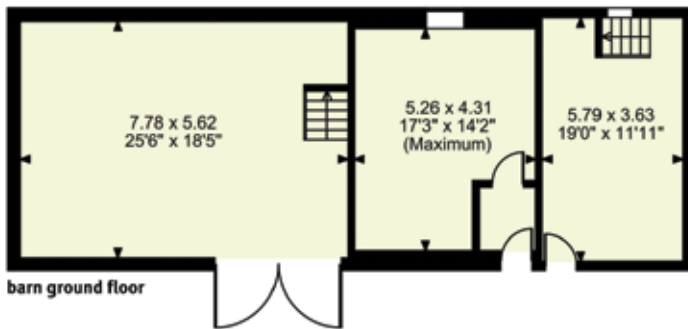
ground floor



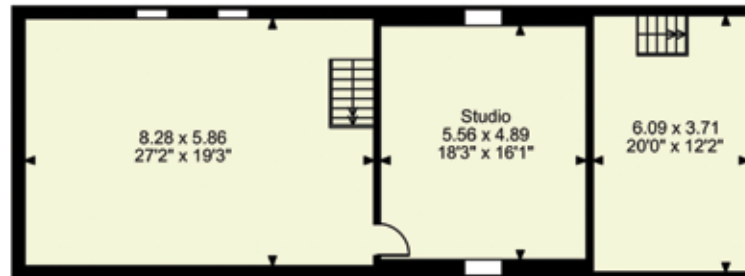
first floor



SECOND FLOOR



barn ground floor



barn first floor

Denotes restricted head height

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