



NORTON COTTAGE

Eckington Road | Bredons Norton | GL20 7HD

HUGHES **HS** SEALEY

Welcome to... NORTON COTTAGE

Welcome to Norton Cottage, a wonderful four-bedroom, detached, period family home that features a wealth of period charm and character throughout the property. Enjoying spacious accommodation over three floors, the property further benefits from sitting centrally to a mature plot measuring circa 0.7 acre, which features a large driveway, two outbuildings, formal gardens plus an orchard therefore it is because of the above, that an internal viewing is highly recommended.

Internally, the property is accessed by way of the entrance porch which in turn leads through to an inner hallway, where the stairs rise to the first floor. Further rooms on the ground floor include a snug, ground floor bathroom, formal living room and a spacious kitchen/breakfast room which in turn opens into the garden room.

The living room is a wonderful room, where to the centre of the room and providing a focal point, is a log burning stove inset to an exposed, red brick chimney breast. Further features to the room include exposed beams to the ceiling and exposed stone walling.

The kitchen/breakfast room features a wealth of fitted units which sit alongside a host of integrated appliances which include a traditional AGA. Off the kitchen is the spacious garden room which enjoys wonderful views over the home's mature garden and French doors lead onto the garden's paved terrace.

Completing the ground floor is the snug and family bathroom which features exposed stone walling and a roll top bath, sat on clawed feet.

Upstairs on the first floor are four bedrooms and the family shower room. The principal bedroom is a lovely room and enjoys a walk-through dressing area where there are several fitted wardrobes. Of the remaining bedrooms, two rooms are double bedrooms with the final room being a good-sized single room.

To the upper floor are two attic rooms, which have historically been used as bedrooms by the current vendor. Both rooms feature windows to either gable end and as such, enjoy super elevated views over neighbouring paddocks and farmland.









Explore outside... NORTON COTTAGE

Externally, the property is accessed via a five-bar gate that leads to the parking area. This area will comfortably house 8-10 cars and leads to the detached single garage and additional detached double garage which to the rear of this building is an attached workshop, with all outbuildings enjoying light and power.

The property sits within a mature garden measuring circa 0.7 acre. Within the garden is a large, paved terrace, formal lawns, a vegetable garden and adjoining orchard. The garden is enclosed by mature hedging and sides onto open fields which are often grazed by cattle or sheep.

LOCATION

The property is in the village of Bredons Norton, which sits neatly between the villages of Bredon and Eckington. The larger village of the two, Bredon, is a village that provides a home to people of all ages. The appeal of the village is its wealth of local amenities within close proximity including a

village infant/primary school (OFSTED 'outstanding' rating), pre-school, shop and post office, doctors surgery, village hall, church and two public houses. For those interested in activity and other pursuits there are several local clubs and societies as well as sports clubs offering bowls, football, rugby, cricket and tennis, playing fields, shooting clubs, sailing, the river and the local marina.

KEY FEATURES

- A four-bedroom detached, period family home, located on the edge of this sought after village
- Offering a wealth of charm and character, the home enjoys accommodation over three floors
- The home is sat centrally within a mature plot being circa 0.7 acre
- The property further benefits from plenty of driveway parking and a wealth of outbuildings

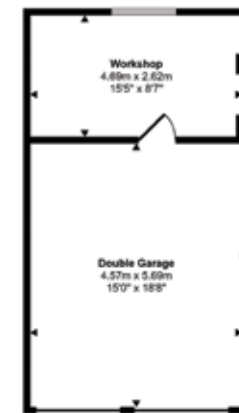
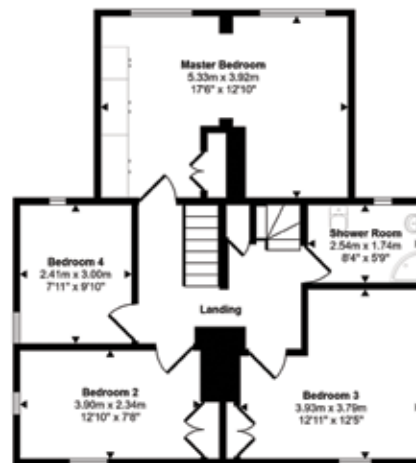
- Internally, offering an entrance porch, entrance hall, ground floor bathroom and snug
- Wonderful kitchen/breakfast room with AGA, opening to the garden room
- Living room with log burning stove inset to an exposed red brick chimney breast
- On the first floor are four bedrooms, three of which are double rooms and the family shower room
- Two further attic bedrooms to the upper floor
- A property that must be viewed to fully appreciate all that is on offer

DIRECTIONS

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



Approx Gross Internal Area
287 sq m / 2770 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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