



## THE CAUSEWAY

Malthouse Lane | Bredon | Tewkesbury | Gloucestershire | GL20 7LD

HUGHES **HS** SEALEY



# Welcome to... THE CAUSEWAY

Welcome to The Causeway, a period four-bedroom family home located in the heart of this highly sought after village, offered for sale with no onward chain.

The home is at a stage where it requires modernisation throughout, however, the current owners have recently gained planning permission which allows for a sizeable extension to be added to the home, coupled with an extensive remodelling and renovation project and in doing so will create a home with sizeable accommodation across the two floors, which will then sit beautifully within the home's mature garden measuring circa 0.70 acres and which has a wonderful view of the church spire and when lit up at night is a super sight.

Full details of the planning approved for The Causeway can be found by going onto Wychavon District Council's planning page and using the reference number – W/23/01097/HP

Currently the home enjoys a welcoming entrance hall, several reception rooms, plus a fitted kitchen, separate

utility room, garden room, integral garaging, four bedrooms and a number of bath and shower rooms.

The planning granted allows for a much more modern design of home with much larger spaces and so will include an entrance hall, study, a large family room which will enjoy views across the garden, downstairs shower room, utility, plant room and finally a stunning, fully glazed kitchen/dining/living space which offers three sets of French doors giving access to the terrace and gardens.

Upstairs the configuration changes due to the new extension and so the home will enjoy a master bedroom with floor-to-ceiling windows to two aspects, so ensuring the garden can be fully enjoyed. The master bedrooms will further benefit from a four-piece en suite shower room. The three remaining rooms will be double bedrooms with the guest bedroom benefiting from a further en suite shower room. Completing the accommodation is the four-piece family bathroom.













# Explore outside... THE CAUSEWAY

Externally the home will benefit from off road parking and extensive, mature gardens which currently feature a wealth of trees that give privacy and seclusion to the property.

For someone that is looking to apply their own mark to a home, whilst wanting to live in a thriving and vibrant village, then this is one property we would certainly recommend. To arrange your viewing, please contact the office on 01242 220080.

## 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, a 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.

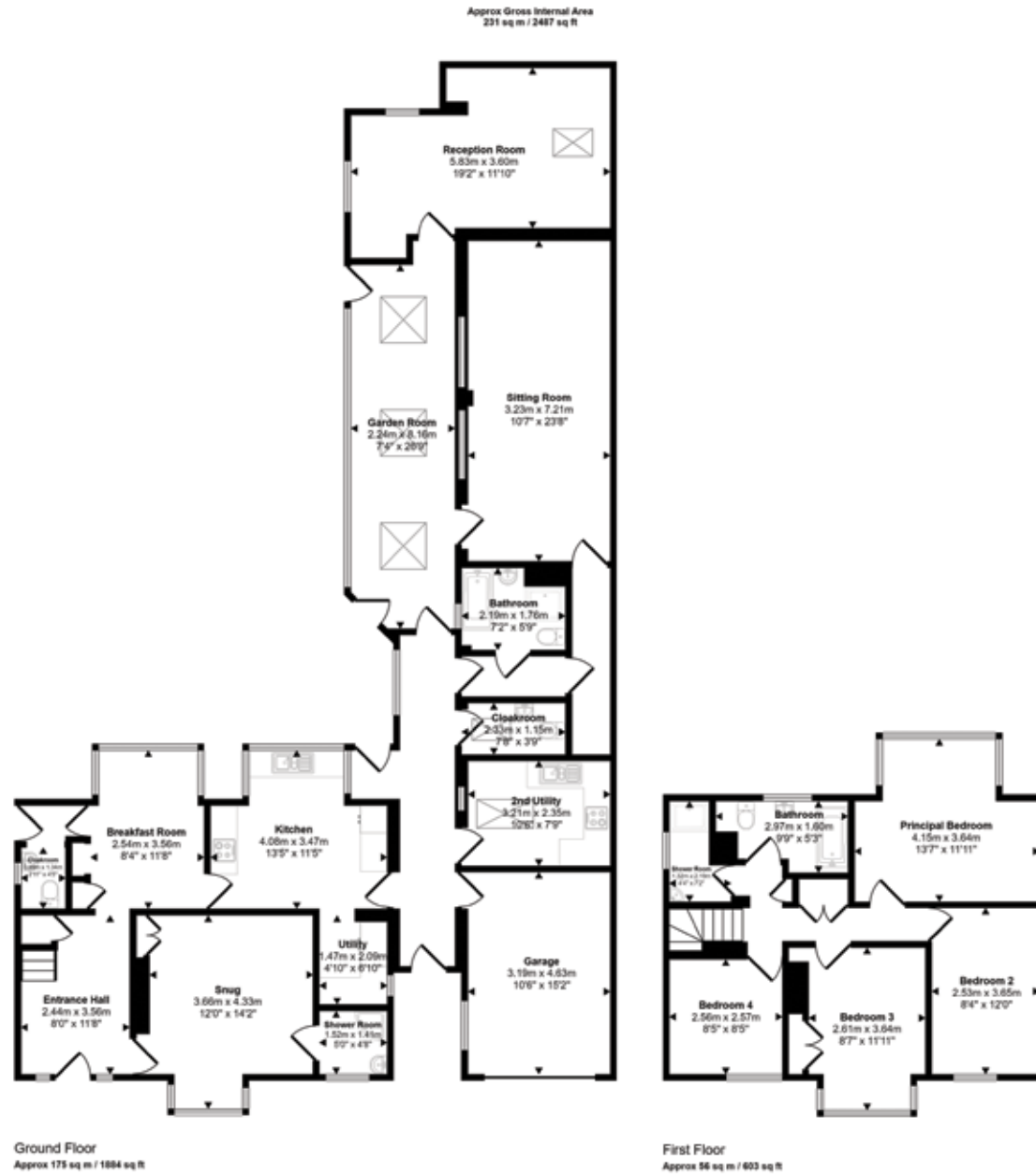
The village is named after Bredon Hill, which boasts spectacular views and pathways for walking, running, cycling, and horseback riding.

- A detached, four-bedroom period home, offered for sale with no onward chain
- Located within the heart of this highly sought after village
- Sat within mature grounds of circa 0.70 acre
- The property is at a stage where modernisation is needed throughout
- Planning permission has been granted for a sizeable extension and remodelling of the home
- All plans can be seen on Wychavon District Councils, planning portal using ref W/23/01097/HP
- Current accommodation – entrance hall, three reception rooms, garden room, kitchen and utility room
- Four bedrooms to the first floor plus bathroom and shower room
- Attached garage, driveway parking, secluded location
- A property that comes with a high recommendation to view

## DIRECTIONS

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





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 Mable Snaggy 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 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.







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