



BARTON CLOSE  
BREDONS NORTON | GLOUCESTERSHIRE





## A QUINTESSENTIALLY BRITISH HOME IN BEAUTIFUL BREDONS NORTON

Walk through the door of this fabulous detached home and enter a world of serenity, where country-style comforts meet stunning design and plentiful spaces.

Criss-crossing between the walls of this house are traditional wooden beams, which cite the building's Georgian beginnings. Quaint cottage elements are scattered throughout this home, yet most rooms are endowed with high ceilings and copious natural light.

When it comes to room sizes, this house doesn't play favourites. You'll find the perfect mixture of cosy sanctuaries and generous showstoppers, providing you with equal opportunities to hide away and read or host impressive gatherings.

On the ground floor, you'll find a substantial open-plan family kitchen, utility room, extravagant dining hall, living room, and cloakroom. The sizeable kitchen looks out onto the property's sprawling gardens.

This home is also graced with five spacious bedrooms and three bathrooms. It has one family-sized main bathroom, one ensuite, and a convenient downstairs cloakroom. The simultaneous functionality and comfort of Barton Close make it an exceptional choice for families.

The positives extend beyond the immediate vicinity too.





The local village of Bredon provides residents with everything they need, including a convenience shop, doctors' surgery and a primary school.

Nestled amongst verdant meadows, this property boasts great access to a wealth of countryside walks and public footpaths, making it perfect for dog owners and nature lovers alike.

And if you're feeling more adventurous, you can scale Bredon Hill and take in its panoramic views of the surrounding villages and abundant countryside or pop over to Eckington village for a drink and bite to eat at The Bell Inn.





## AN OPULENT OPEN-PLAN CULINARY RETREAT

The heart of the home is undoubtedly the fantastic open-plan kitchen.

The kitchen was beautifully curated by Obsidian of Cheltenham and combines a stylish farmhouse aesthetic with a functional layout and flow. Lavish granite worktops are balanced with cream wooden cabinetry and the natural materials of the kitchen complement the home's gorgeous countryside setting.

Anchoring the vast 32m<sup>2</sup> room is a bespoke island, which provides ample work surface and sleek storage options – including a built-in wine rack for those unforgettable (potentially forgettable) evenings.

When concocting feasts and family meals,

you'll find everything you need. The kitchen is equipped with a range of integrated appliances, comprising a large main oven, combined microwave oven, warming drawer, dishwasher and induction hob.

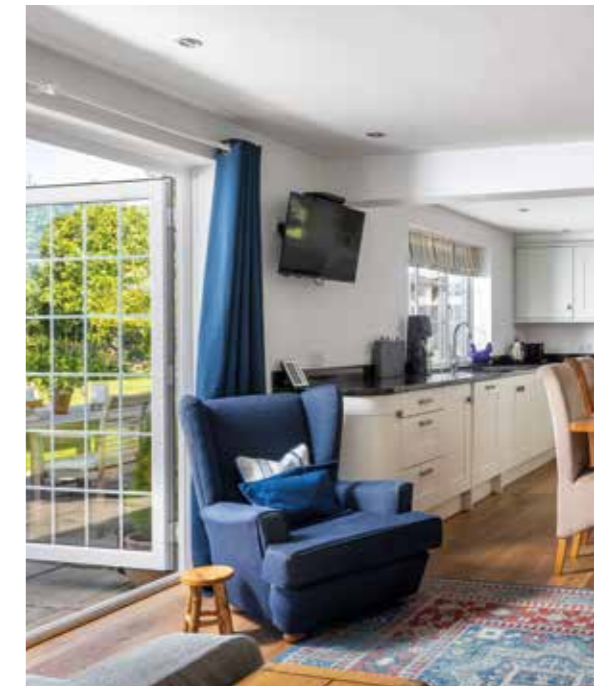
With room to spare, the other half of the room can house a full dining table and chairs as well as comfy sofas.

Across the other side, you'll find a utility room, perfect for hosts who prefer a separate area to prepare food or conceal the evening's washing up!

The room's bountiful light comes primarily from the glass double doors, which open onto Barton Close's rambling gardens.

### Key features:

- Integrated appliances
- Bespoke kitchen island with built-in storage
- Granite worktops
- Access to gardens



## A TIMELESS NOD TO YESTERYEAR

This dedicated dining space has the capacity for grandeur, spanning the same width as the entire kitchen. It's the perfect space to entertain, eat food, work, or simply enjoy a cup of tea and take a moment to reflect.

One of its most notable features is its signature wooden beams, which give the room real character.

The current owners have divided the hall into a dining area and a separate seating area, providing guests with a well-rounded dining experience. However, if you wanted to dedicate the hall entirely to dining, it has the potential to house a big table and chairs, fit for a palatial feast.

### Key features:

- Wooden beams
- Natural light
- Large dimensions







## THE SITTING ROOM FOR UNRIVALLED NIGHTS IN

Hunker down in this cosy area of relaxation, where you'll find an integrated log burner, exquisite hearth, and ample room for a range of comfy seating.

The perfectly-sized living room (6.23m by 3.38m) has the gift of being simultaneously cosy and airy. It's teeming with natural light, yet tempts visitors to settle in with its inviting log fire and cottage atmosphere.

With space enough for a television, multiple sofas, and armchairs, it's the ideal spot for family nights in.

### Key features:

- Large window
- Beautifully crafted hearth
- Traditional log burner

## SWEET DREAMS AWAIT...

The first floor of Barton Close is dedicated to its five generously sized bedrooms – four of which have impressive built-in wardrobes.

All five of the bedrooms are light and airy, graced with high ceilings, elevating their already spacious feel.

The master suite is spectacular, housing two areas of built-in clothes storage, a sizeable ensuite bathroom, and plenty of space for all the furnishings. Spanning over 21 square metres, this suite has the potential to accommodate a king-size bed, separate seating area and more.

### Key features:

- Most bedrooms contain built-in wardrobes
- Natural light
- Spectacular master bedroom, with ensuite bathroom









## AN ENCHANTING OUTDOOR OASIS

One of the most exquisite elements of this home is its outside space.

The house sits on a 0.25-acre plot, which wraps around the house like a grassy moat.

Along with the plentiful lawns is a substantial patio, perfect for al fresco dining in the summertime.

The outside space is also home to a log store and two garden sheds, so you'll have plenty of room to store your outdoor furniture, gardening equipment and more. It's a real haven for those with green fingers!

### Key features:

- 0.25 acres of garden
- Large patio for outdoor seating
- Log store
- 2 garden sheds







## RIGHT ON YOUR DOORSTEP

Barton Close is ideally located in the village of Bredons Norton for those who enjoy a quiet country life.

Surrounded by nature, residents have the opportunity to enjoy countless walks and discover the beauty of the Worcestershire countryside and on into the Cotswolds.

Getting to and from your new home is easy, with access to the M5 at Junction 9 and Ashchurch for Tewkesbury train station just a stone's throw away. There is also a regular bus service through the village of Bredon.

Conveniently spread across the nearby villages are all the amenities you could need, including:

- Pubs – The Fox & Hounds and The Royal Oak
- Takeaway – Bredon Village Fish and Chip Shop
- Doctors' surgery – Bredon Hill Surgery
- Primary school – Bredon Hancock's Church of England First School
- Convenience store – SPAR
- Church – St Giles Church









Approx. Total Areas:

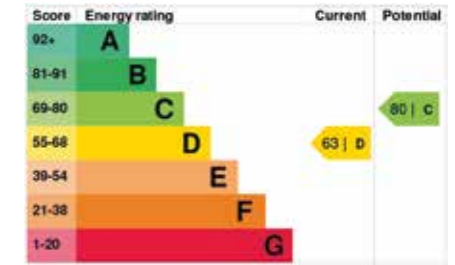
Ground Floor: 1507 sq.ft / 140.0 sq.m

First Floor: 937 sq.ft / 87.0 sq.m



The Finer Details...

- Private parking
- Accessible insulated loft
- Broadband speed of 47 mb/s download & 31 mb/s upload
- The boiler last serviced in 2023
- Mains drainage
- Central heating - Mains gas



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STOWHILL ESTATES

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