



PEAR TREE COTTAGE

Back Lane | Bredon | Tewkesbury | GL20 7LH

HUGHES **HS** SEALEY

Welcome to... PEAR TREE COTTAGE

Welcome to Pear Tree Cottage, a lovely three-bedroom detached cottage located in the heart of this highly sought after village. Offered for sale with no onward chain, the house enjoys a wealth of accommodation across the two floors and is further complimented by a large, enclosed and relatively private rear garden, driveway parking and a detached garage. At a stage where one can apply their own mark to the home, we feel this presents a wonderful opportunity and as such, viewing is highly recommended.

Internally the property enjoys a welcoming and light entrance hall which allows access to all ground floor rooms to include two reception rooms, a fitted kitchen, cloakroom and store area.

The living room is located to the front of the property and enjoys plenty of natural light from the front facing window, whilst providing a focal point to the room is a gas living flame fire.

To the rear of the property is a spacious dining room which will comfortably

house a six/eight-seater table and chairs, whilst the room is open plan to the kitchen. The kitchen enjoys a good selection of fitted units and there is space for a wealth of freestanding appliances. To the head of the room, a sliding door allows access to the rear garden.

Upstairs are three bedrooms and a modern, three-piece family shower room. Of the bedrooms, two are double rooms with the third bedroom being a good sized single room.









Explore outside... PEAR TREE COTTAGE

Externally, the driveway runs along the side of the property and leads to the detached single garage. The driveway will comfortably park 3-4 cars whilst the garage has light, power and an electronically operated up and over door.

The rear garden is a wonderful addition to the home. Mainly laid to lawn with a fine selection of trees and shrubs, the garden is enclosed and enjoys a high degree of privacy.

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

- Three-bedroom detached cottage, located in the heart of this sought after village
- Offered for sale with no onward chain
- Driveway parking for multiple vehicles, leading to a detached single garage
- Extensive enclosed rear gardens, that enjoy a high degree of privacy and maturity

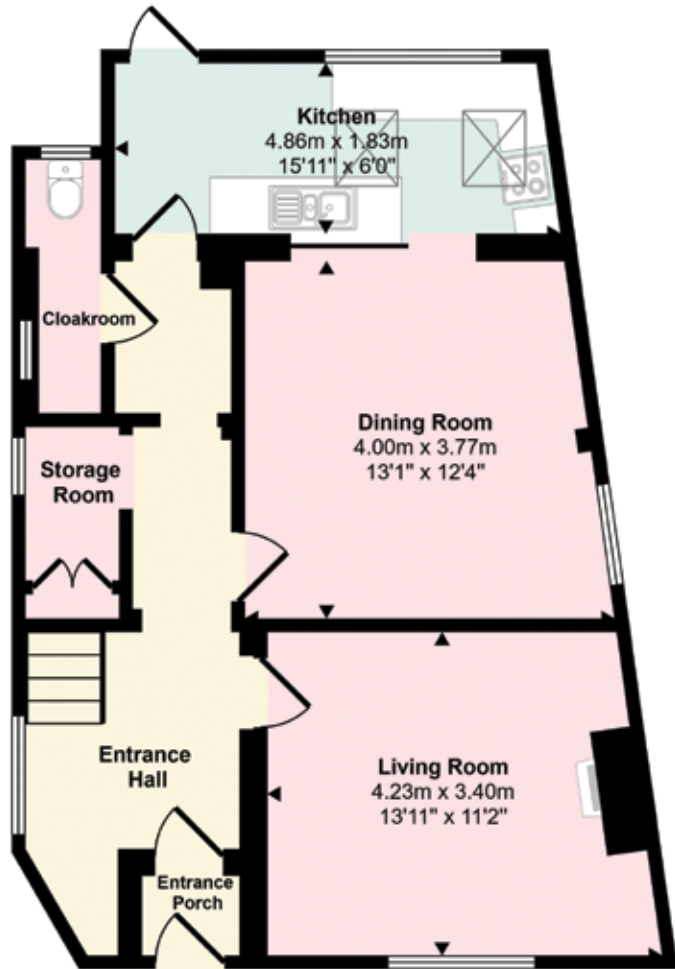
- At a stage where one could apply their own mark to the property
- Ground floor enjoys welcoming entrance, cloakroom and two reception rooms
- Reception rooms include the living room and dining room. The kitchen completes the ground floor
- On the first floor are two double bedrooms, one single bedroom and a modern shower room
- Property benefits from double glazing and gas-fired central heating system
- Internal viewings recommended

DIRECTIONS

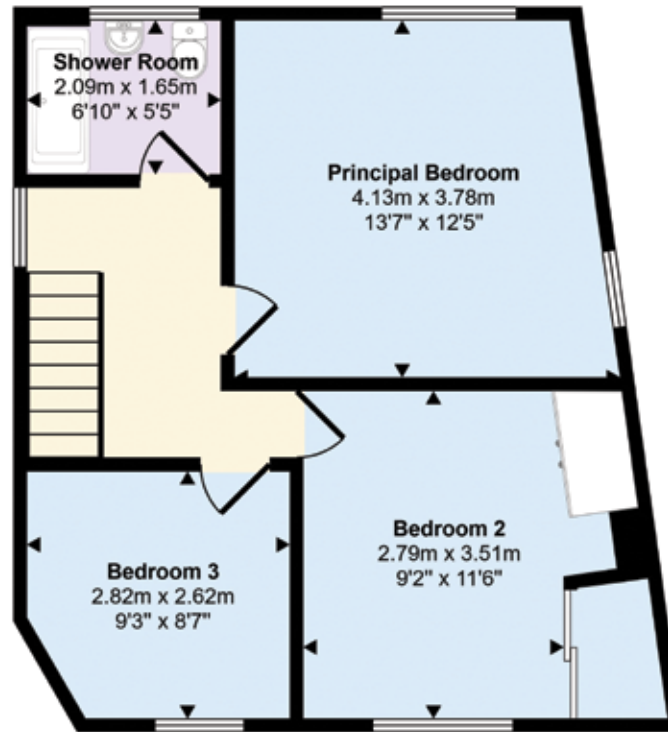
To locate the property, please enter the following postcode into your sat nav system: GL20 7LH.



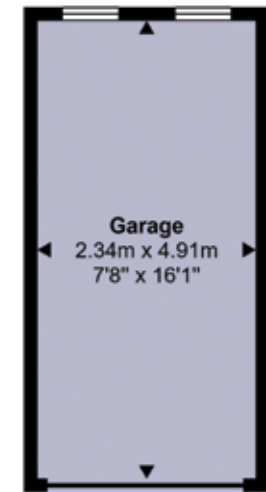
Approx Gross Internal Area
115 sq m / 1241 sq ft



Ground Floor
Approx 57 sq m / 611 sq ft



First Floor
Approx 47 sq m / 506 sq ft



Garage
Approx 12 sq m / 124 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.



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