



BELL COTTAGE

Dock Lane | Bredon | Tewkesbury | GL20 7LG

HUGHES **HS** SEALEY

# Welcome to... BELL COTTAGE

Welcome to Bell Cottage, a wonderful period three-bedroom home located in this highly sought after village that sits on the Gloucestershire/Worcestershire borders. Having recently undergone an extensive refurbishment, today we present a home that is ready to move into and enjoy and which combines period charm with contemporary lines effortlessly. Add in that the property enjoys a wealth of accommodation over the three floors, a private garden and elevated, open views toward the Malvern Hills, you begin to understand why this property comes with such a high recommendation to view.

Internally, the property is accessed via the entrance hall which features the pull rope for the bell, located in the tower and which is fully functional. A door leads through to the spacious living room which enjoys plenty of natural light from the double aspect windows, a painted, wooden floor and providing a focal point to the room is an open grated fire, inset to the chimney breast.

To the rear of the property is the stunning, open plan kitchen/dining room. The kitchen enjoys a good selection of units which sit alongside a host of integrated appliances, whilst the dining area will comfortably house a six-seater table and chairs.

Upstairs, on the first floor is a spacious landing which allows access to bedroom three (a single room), the family bathroom and the principal bedroom which is located at the front of the property and as such, enjoys super elevated views towards the Malvern Hills. The room enjoys plenty of natural light from the double aspect windows and benefits from a recently installed, three-piece en suite shower room.

Stairs rise to the upper floor where there is a further landing area, that leads into bedroom two, a double room that features a walk-in wardrobe.









# Explore outside... BELL COTTAGE

Externally, the property enjoys a private and mature rear garden. Enclosed by fencing, hedging and a stunning, natural dry-stone wall. Within the garden is a decked terrace, which is covered to allow alfresco dining all year round and a good sized lawned area. Furthermore, there is a hot tub which is available by way of separate negotiation.

## 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.

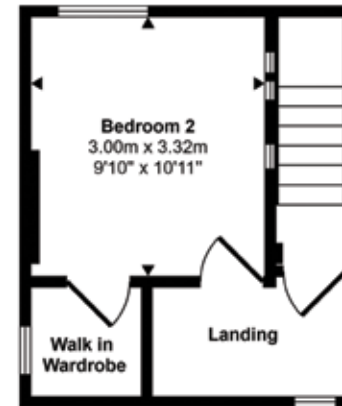
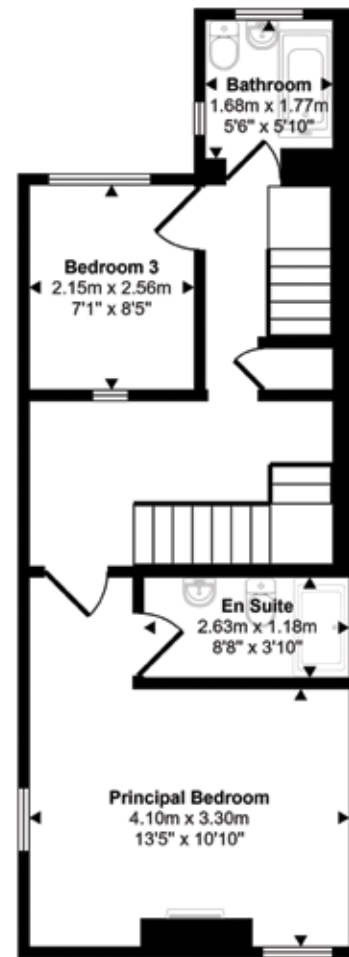
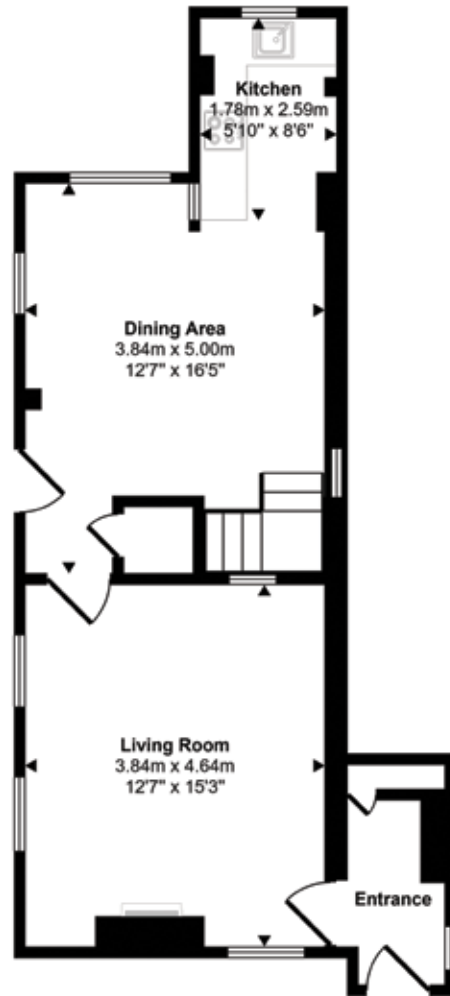
- A stunning three-bedroom period family home, located in this highly sought after village
- Having recently been refurbished, the home is ready to move into and enjoy
- Located within walking distance of local amenities – shop, post office public house and church
- Private enclosed garden featuring lawns, decked terrace and hot tub (separate negotiation)
- Wonderful entrance with pull rope for the bell
- Spacious living room with double aspect windows and open grated fire inset to the chimney
- Beautiful appointed kitchen/dining area. Stairs rise to the first floor
- Principal bedroom enjoys elevated views of the Malvern Hills and en suite shower room
- Bedroom three and the family bathroom complete the first floor
- On the upper level is bedroom 2, a double room with walk-in wardrobe

## DIRECTIONS

Please enter GL20 7LG into your sat nav system: . Once in Dock Lane, the property can be found on your right.



Approx Gross Internal Area  
110 sq m / 1182 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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



HUGHES **HS** SEALEY



HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

HUGHES  SEALEY