

WILKINSON

SALES • LETTINGS • MANAGEMENT

£795,000

Dock Lane, Bredon, Tewkesbury, GL20



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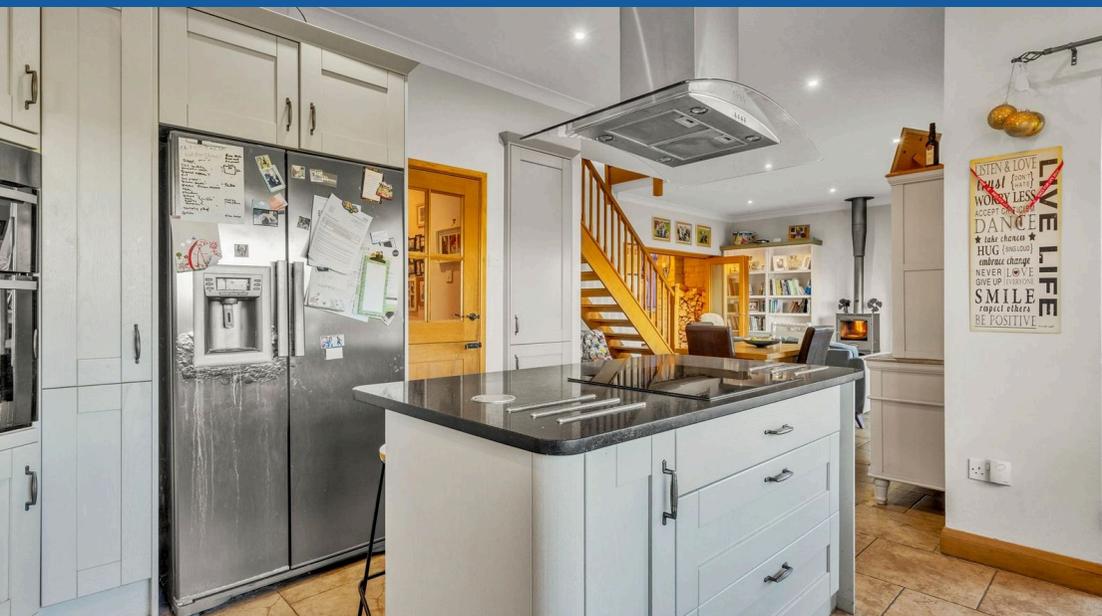
Bedrooms

 3

Bathrooms

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- Extended Detached Home with Riverside Views
- Kitchen/Breakfast Room
- Dining Room
- Lounge
- Utility
- Snug & Family Room
- Four Bedrooms
- Versatile Annexe
- Four Piece Bathroom Suite & Two Ensuites
- Expansive Garden with Summer House & Hot Tub Area
- Garage & Ample Parking

Wilkinson SLM are delighted to bring to market a spectacular extended four bedroom detached home with stunning riverside views. The owners have heavily extended the home to provide ample accommodation throughout.

An electric gate opens to the large driveway with steps to the front door. You are then welcomed by an open plan kitchen/breakfast room and lounge with the kitchen benefiting from integrated dishwasher, built in electric double oven and induction hob, Quooker tap and waste disposal. There is a lovely centre island and all have Quartz worktops. The spacious lounge has a wood burning stove with bifold doors opening to the balcony. Internal bifold doors lead to the dining room with views of the rear garden. From the kitchen a barn door leads to the next part of the home with a good sized utility room with space and plumbing for a washing machine and tumble dryer. A patio door opens to the front of the house. Further down the hall from the utility takes you to two double bedrooms which both offer built in double wardrobes. There is also a beautiful refitted four piece bathroom suite and storage cupboard. The next part of the home is extremely versatile whereby the current owners use the annexe as an Air BnB; this part of the accommodation has a snug area with an opening to a double bedroom and ensuite. There are also two adjacent double wardrobes. This area provides privacy to the rest of the house with double doors from the snug leading to the garden. Stairs from the lounge lead to the first floor with an extensive family room overlooking picturesque riverside views. Bifold doors open out to the balcony where you can sit with a cup of tea and watch the world go by. Also on the first floor is a double bedroom with built in wardrobes and a separate ensuite bathroom. There are double doors opening to a glass balustrade too! Turning to the outdoor space, the expansive garden really is a sight to behold. There is a pathway that leads to a raised terrace with summer house that has power and lighting and there is also a garden shed. Get ready for the WOW factor....there is an enclosed hot tub area with a top of the range hot tub, lighting and seating area. With large lawns, patio area and surrounding trees and shrubs, this garden is phenomenal! There is also a garage with power and lighting, electric door and external back door to the rear garden. Ample parking on the driveway allows plenty of visitors to park their cars. The home has gas central heating, UPVC double glazing and there are solar panels that are fully owned.

Kitchen/Breakfast Room 13' 6" x 13' 5" (4.11m x 4.09m)

Dining Room 19' 2" x 9' 6" (5.84m x 2.90m)

Lounge 14' 9" x 20' 2" (4.50m x 6.15m)

Utility 11' 6" x 12' 3" (3.51m x 3.73m) *maximum measurements*

Snug 12' 9" x 10' 0" (3.89m x 3.05m) *maximum measurements*

Family Room 14' 9" x 20' 3" (4.50m x 6.17m)

Bedroom One 14' 0" x 13' 2" (4.27m x 4.01m) *maximum measurements*

Ensuite One 5' 6" x 8' 0" (1.68m x 2.44m)

Bedroom Two 13' 6" x 9' 4" (4.11m x 2.84m) *maximum measurements*

Ensuite Two 7' 0" x 4' 10" (2.13m x 1.47m)

Bedroom Three 10' 5" x 12' 10" (3.17m x 3.91m)

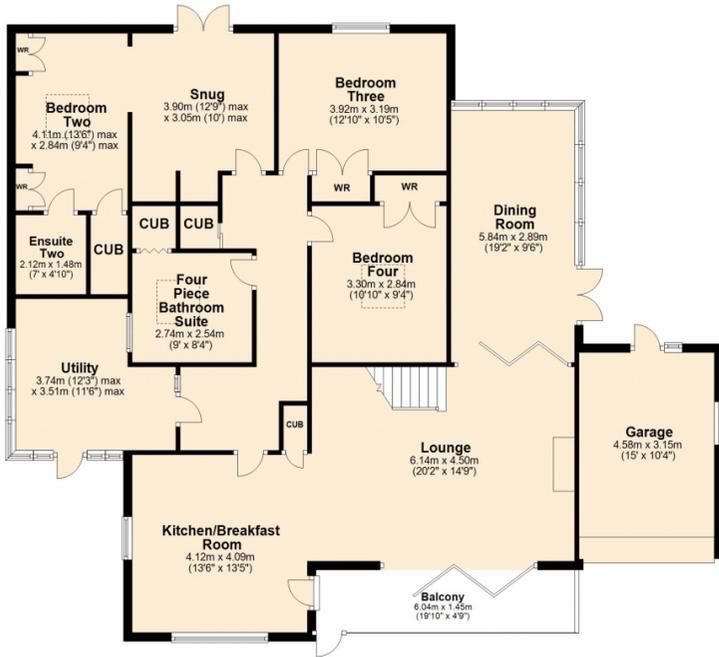
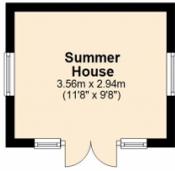
Bedroom Four 10' 10" x 9' 4" (3.30m x 2.84m)

Bathroom 8' 4" x 9' 0" (2.54m x 2.74m)

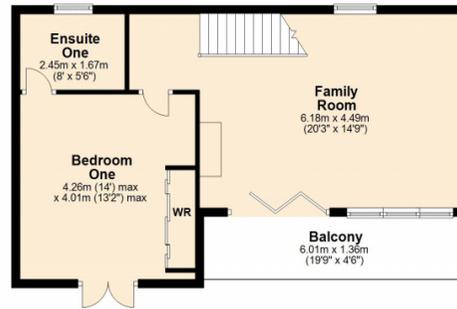
Garage 10' 4" x 15' 0" (3.15m x 4.57m)

Summer House 9' 8" x 11' 8" (2.95m x 3.56m)

Ground Floor
Approx. 179.3 sq. metres (1930.3 sq. feet)



First Floor
Approx. 53.1 sq. metres (572.0 sq. feet)



Total area: approx. 232.5 sq. metres (2502.3 sq. feet)
This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Dock Lane, Bredon, GL20

