



## BAYS COTTAGE

Main Road | Bredon | Tewkesbury | GL20 7LW

HUGHES **HS** SEALEY

# Welcome to... BAYS COTTAGE

Welcome to Bays Cottage, a stunning four double bedroom period home, beautifully presented and located in this highly sought after village. Located minutes from all local amenities, the property enjoys a wealth of internal space across the two floors and is further complimented by a mature and private garden, whilst also benefiting from a detached double garage and driveway parking. It is because of the above that the property comes with a high recommendation to view.

Internally the property enjoys two formal reception rooms, these being the living room and the dining room. The living room is located to the rear of

the property and features a log burning stove inset to the chimney breast and as such, provides a super focal point to the room. To the head of the room are French doors which lead onto a private, sunken terrace, ideal for a morning coffee or an evening drink.

The dining room is located to the front of the property and features an open fireplace, located to the corner of the room. Perfect for entertaining, the room will comfortably house a six-eight-seater table and chairs.

Further rooms to the ground floor include the separate study, cloakroom, utility, front and side hallways and finally the spacious kitchen/breakfast

room. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. Furthermore, there is space for a four-seater table and chairs to the breakfast area.

Upstairs are four double bedrooms and the wonderful four-piece family bathroom. The principal bedroom is located to the rear and so enjoys super views over the property's mature garden. Furthermore, the room benefits from fitted wardrobes and a three-piece, en suite shower room.

The three remaining bedrooms are all a lovely size, whilst the family bathroom features a freestanding roll top bath and separate shower.















# Explore outside... BAYS COTTAGE

Externally, a driveway is located to the side of the property which leads to the parking area and a detached double garage that benefits from light, power and an electrically operated opening roller door. The remainder of the garden is predominantly laid to lawn, featuring a fine selection of trees, shrubs and well-stocked flower beds. Completing the garden is the summer house, which is a wonderful addition and ideal for relaxing in on a warm summer's day.

## 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 four double bedroom period family home, located in this highly sought after village
- Beautifully presented, this is a property that is ready to move into and enjoy
- Living room with log burning stove and French doors to sunken terrace
- Spacious kitchen/breakfast room, enjoying a wealth of fitted units plus host of integral appliances
- Further ground floor rooms include the dining room, study, utility, cloakroom and entrance hall
- Principal bedroom with fitted wardrobes and three-piece, en suite shower room
- Three further double bedrooms and four-piece family bathroom, complete with roll top bath
- Driveway parking for multiple vehicles, leads to detached double garage
- Mature, private garden featuring a summer house, sunken terrace, lawns and mature beds
- A property that must be viewed to be fully appreciated

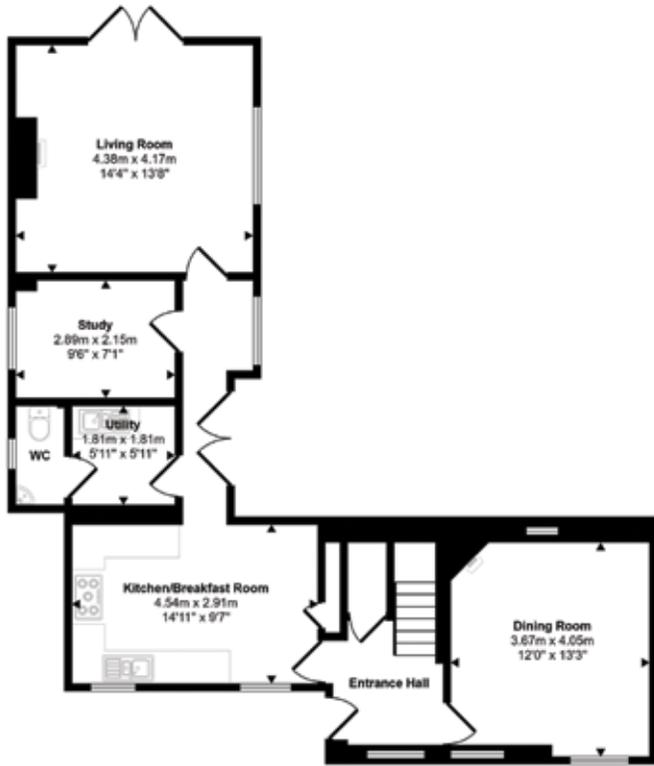
## DIRECTIONS

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

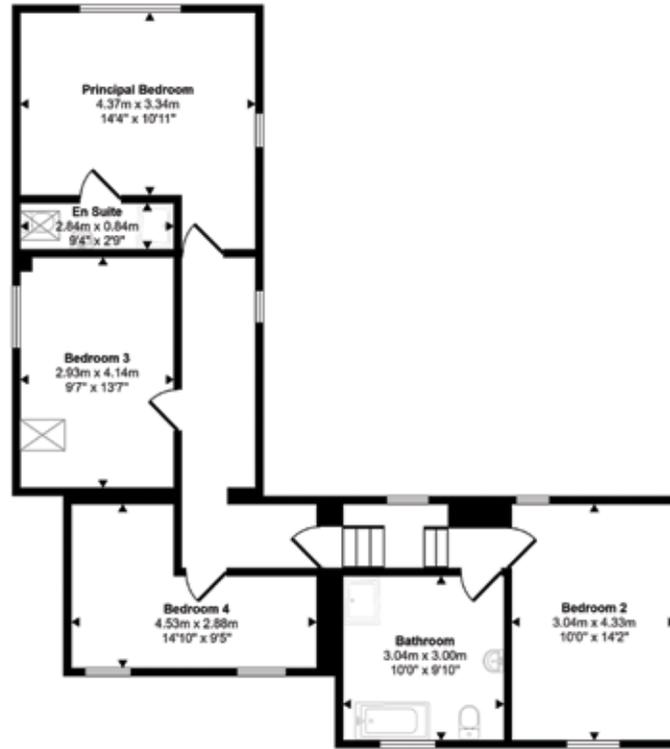




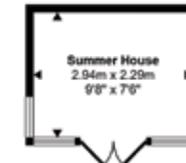
Approx Gross Internal Area  
195 sq m / 2101 sq ft



Ground Floor  
Approx 77 sq m / 828 sq ft



First Floor  
Approx 80 sq m / 866 sq ft



Summer House  
Approx 7 sq m / 73 sq ft



Garage  
Approx 31 sq m / 334 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.

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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