



16 PERWELL CLOSE
Bredon | Tewkesbury | Gloucestershire | GL20 7LJ

HUGHES  SEALEY

Welcome to... 16 PERWELL CLOSE

Welcome to Number 16, Perwell Close, a wonderful three-bedroom detached family home, located in this highly sought after village, offered for sale with no onward chain. Beautifully presented and ready to move into and enjoy, this "upside down" house enjoys a wealth of accommodation across the two floors and is further complemented by driveway parking, an attached single garage and a wonderfully mature rear garden that enjoys a high degree of privacy and backs onto an established woodland, therefore it is because of the above, that this property comes with a high recommendation to view.

The home, which looks like a bungalow from the front, yet from the rear looks like a house, enjoys a wealth of accommodation with the ground floor enjoying a central entrance hall with stairs falling to the lower level. From the hallway, access is gained to the boot room, living room, family bathroom and kitchen/dining room.

The living room is located to the left of the hallway and runs from the front to the back of the home, with the room enjoying plenty of natural light, this in part from the floor-to-ceiling window located to the rear of the room which allows one to enjoy an elevated view over the garden, whilst taking in the stunning backdrop of the mature and established woodland.

The family bathroom is located to the middle of the home and has recently been upgraded, whilst to the right of the hallway is the impressive kitchen/dining room. The dining area is located to the front of the property whilst the kitchen is to the rear. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. A door to the head of the room leads through to the separate utility room, where there is space and plumbing for both a washing machine and tumble dryer. Furthermore, access is available to the integral garage, benefiting from light and power.

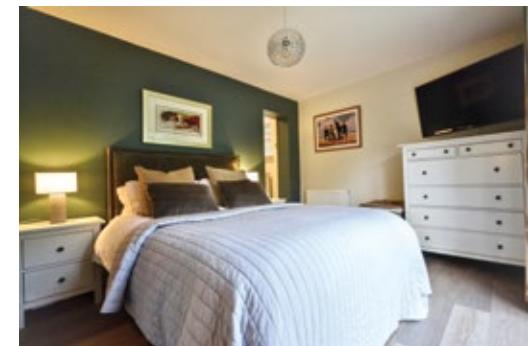
To the lower level are the three double bedrooms, family shower room and a host of other rooms which include a study, snug and finally the cinema room. The principal bedroom features a private dressing area, complete with fitted wardrobes which in turn leads to the en suite shower room. Furthermore, the principal bedroom enjoys French doors leading directly onto the rear terrace.

Bedrooms two and three are both double rooms, with both enjoying views over the mature rear garden. Completing the property's accommodation is a good-sized study, the snug and the highly impressive cinema room which enjoys a media wall, tiered seating area and LED lighting.









Explore outside... 16 PERWELL CLOSE

Externally, to the front of the property is a sizeable driveway allowing off road parking for 3-4 vehicles whilst to the rear of the property is a mature, tiered garden featuring a paved terrace and lawns. Furthermore, within the garden is a timber-framed building which has been converted into your very own bar/games room.

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

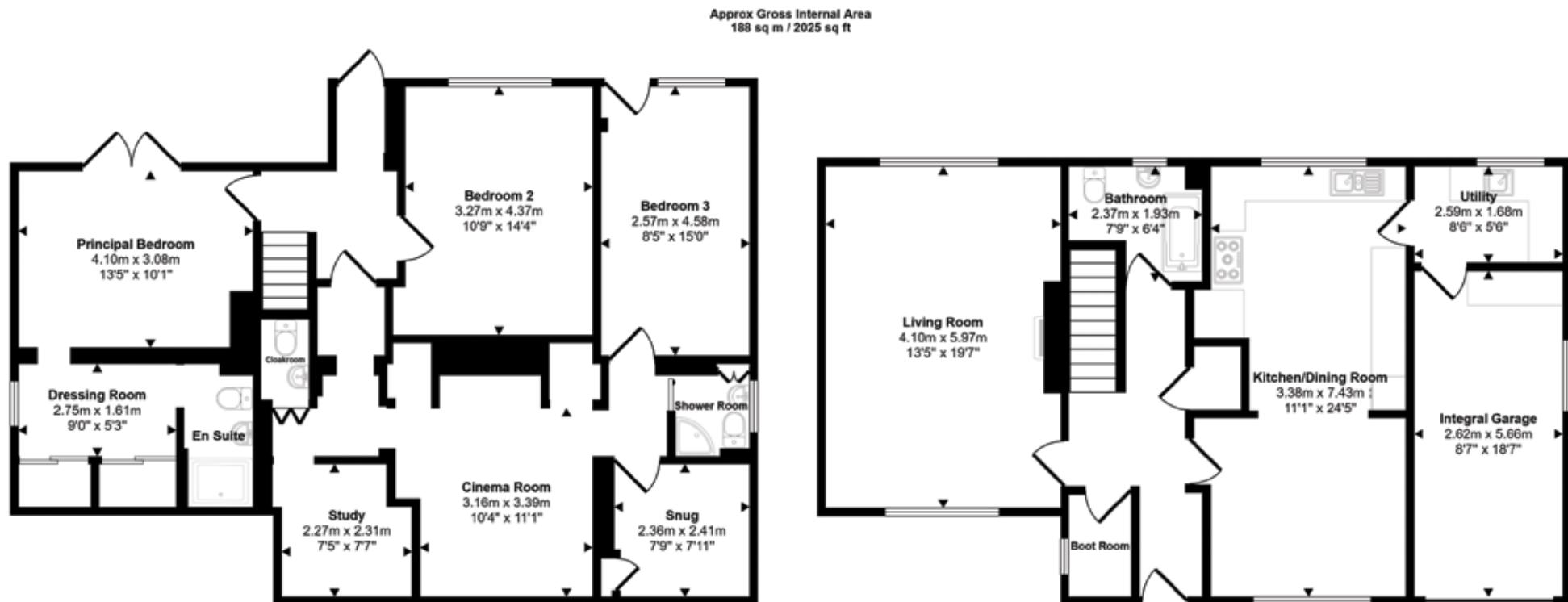
- A wonderful, three double bedroom, upside down house, located in this highly sought after village
- Offered for sale with no onward chain
- Located at the head of a quiet cul-de-sac, enjoying a sensational backdrop over a mature woodland
- On the ground floor is a front-to-back living room with log fire and stunning, kitchen/dining room

- Ground floor completed by way of the family bathroom, separate utility and integral garage
- On the lower floor are three double bedrooms, family shower room and separate cloakroom
- Principal bedroom with en suite shower room and separate dressing area
- Further rooms to the lower ground floor include the study, snug and cinema room
- Driveway parking to the front, mature tiered garden to the rear elevation
- A property that must be viewed to be fully appreciated

DIRECTIONS

To locate the property, please use the following postcode: GL20 7LJ. Upon arrival, the property can be located at the head of the road, on your left.





Lower Ground Floor

Approx 98 sq m / 1058 sq ft

Ground Floor

Approx 90 sq m / 967 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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