



Pear Tree Cottage

The Causeway, Redmarley, Gloucester, Gloucestershire, GL19 3JS

## Pear Tree Cottage

Stunning Detached Architect Designed Four Bedroom House with South Facing Garden & Garage. Immaculately Presented Inside & Out with Bifold Doors from Large Kitchen. Energy Efficient with Low Running Costs. Located in the Centre of the Popular Village of Redmarley with Easy Access to Gloucester & Ledbury & Motorway Network

### THE PROPERTY

- Entrance Hall with Vaulted Ceiling & Large Window to Front
- Stunning Kitchen with Bifold Doors Across the Whole Width of the Room. Fully Fitted Kitchen with Solid Wood Worktops & Breakfast Bar. 1.5 Porcelain Sink, Rangemaster Electric Range Cooker, Integrated Dishwasher & Microwave. Limestone Tiled Floor with Underfloor Heating. Large Larder Cupboard & Utility Cupboard
- Double Aspect Sitting Room with Wood Burner. Glazed Doors to Kitchen with View out to Garden. Wood Floor
- Dining Room with Wood Floor & French Doors to Garden
- Snug/Bedroom Four with Feature Rustic Steel Shelving
- Downstairs Cloakroom with Underfloor Heating
- Main Bedroom with Feature A Frame Dormer Window, Fitted Wardrobes & Ensuite Shower Room & Storage Cupboard
- Two Further Bedrooms one with A Frame Dormer Window, the other with Built in Cupboards
- Family Bathroom with Shower Over

### THE OUTSIDE

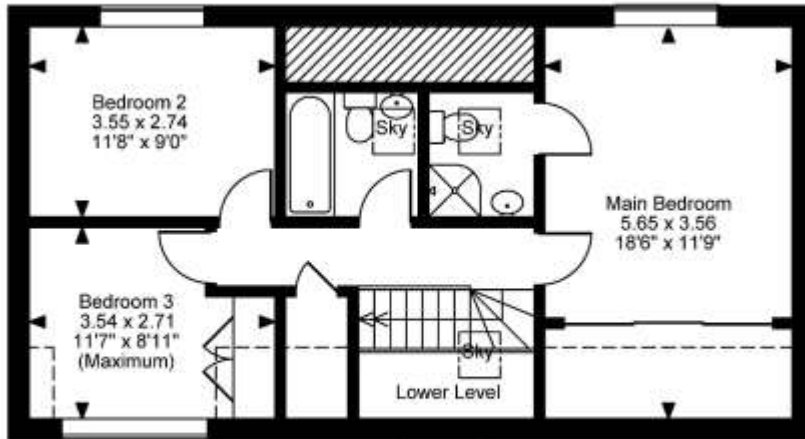
- Garage at Lower Ground Level with Separate Pedestrian Door with Light & Electrics
- Very Attractive South Facing Garden with Various Paved Seating Areas. Planted Borders & Raised Beds • Playhouse with Lighting
- Large Garden Room. Fitted with Lights, Electric and Overhead Heater. Bar/BBQ Area with External Fridge. Space for Outside Sofas and Hot Tub (available by sep neg)
- Door to Covered Walkway & Further Storage Shed with Light & Electric
- Large Wood Store & Further Garden Storage Space
- Double Gate to Side with Further Parking Area (Ideal for Small Campervan)



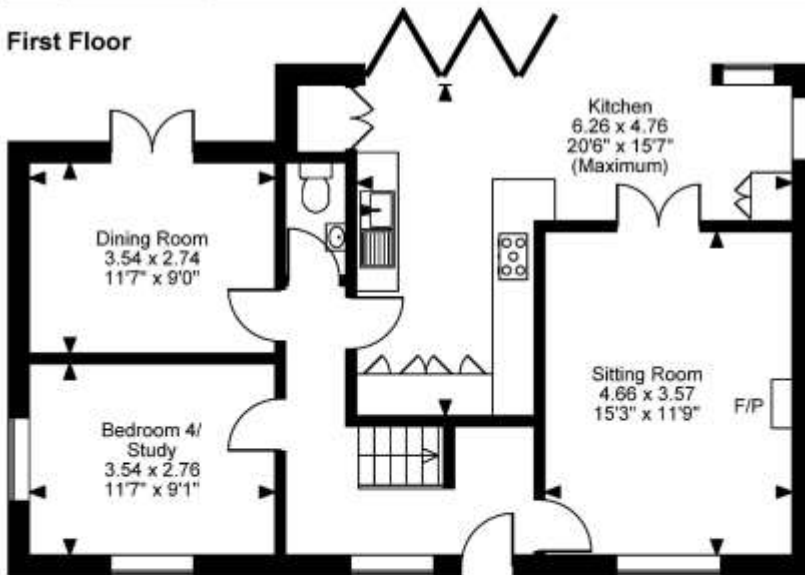


# FLOOR PLANS

Total Approx. Floor Area 1767 Sq. Ft. (165 Sq. M.)



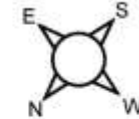
First Floor



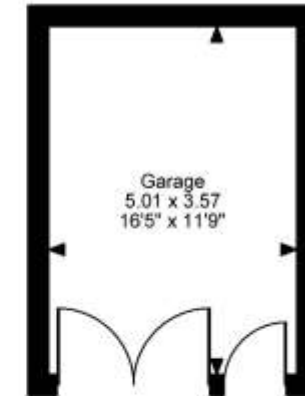
Ground Floor

## Pear Tree Cottage, Causeway, Redmarley

Approximate Gross Internal Area  
**Main House = 1276 Sq Ft/119 Sq M**  
**Garage = 193 Sq Ft/18 Sq M**  
**Outbuilding = 298 Sq Ft/28 Sq M**  
**Total = 1767 Sq Ft/165 Sq M**



Outbuilding



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## THE SITUATION

- Situated in the Centre of the Village of Redmarley
- 5 Miles to Ledbury, 11 Miles to Gloucester, 16 Miles to Cheltenham
- 2 Miles to M50 Junction 2

## PRACTICALITIES

- Council Tax Band E – Forest of Dean District Council
- Mains Electricity, Water & Drainage
- Air Source Heat Pump
- Innovative Ultra Efficient & Economic Electric Heating & Air Conditioning
- New Double Glazed Windows Throughout
- Broadband – 5G

## DIRECTIONS

What3Words: dairy.demanding.eternally

GL19 3JS Sat Nav is Accurate. From M50 Junction 2 (Ledbury) take the A417 towards Gloucester. After 1 mile turn right to Redmarley. Continue for ½ mile into the village, follow the road round to the left into The Causeway keeping the war memorial on the right. The property is shortly on the left hand side.

  
COUNTRY  
&  
CLASSIC

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