Damson House, 5 Woodhull Close, Tewkesbury, Bredon GL20 7PW

Guide price £675,000

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CHRISTIAN LEWIS PROPERTY

Damson House, 5 Woodhull Close

Bredon
Tewkesbury, GL20 7PW

- Five bedroom detached family home located down a no through road
- Parking
- Highly regarded village location
- Annexe potential or studio
- Over 2,200sqft
- No onward chain

Damson House is an impressive five-bedroom executive detached home, built by Newland Homes in 2018 and occupying a prime position at the head of this sought-after development. As the largest property within the scheme, it enjoys beautiful countryside views to the front and from the south-facing rear garden, creating a wonderful family home in an enviable setting.

The welcoming double-height entrance hall is filled with natural light and provides access to the lounge, open-plan kitchen/dining area, cloakroom, and storage cupboard. The spacious dual-aspect lounge features large windows and French doors opening onto the rear garden, while the impressive kitchen/diner is ideal for modern family living and entertaining, complete with bifold doors to the garden, a central island, breakfast bar, Neff double oven, ceramic hob, integrated dishwasher, and space for an American-style fridge/freezer. A separate utility room provides additional storage and access to secure side lean-to storage. A second reception room to the front offers flexibility as a study, playroom, or snug.

Upstairs, there are five well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom benefits from a walk-in wardrobe and stylish en-suite shower room, while the remaining bedrooms, three of which are generous doubles, all enjoy attractive countryside views. The loft is partially boarded and accessed via a wooden ladder.

Externally, the private south-facing rear garden overlooks open fields and has been designed for both relaxation and entertaining, featuring a large terrace, lawn, built-in BBQ, pizza oven, and side access. To the front, a driveway provides parking for three vehicles.

Further enhancing the property is the converted double garage, which now offers a bedroom, shower room, separate WC, and reception area with fitted kitchenette. This versatile space would suit guest accommodation, multigenerational living, a home office, or business use.

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Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band G
EPC Rating B

DISCLAIMER
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

Anti Money Laundering & Financial Regulations

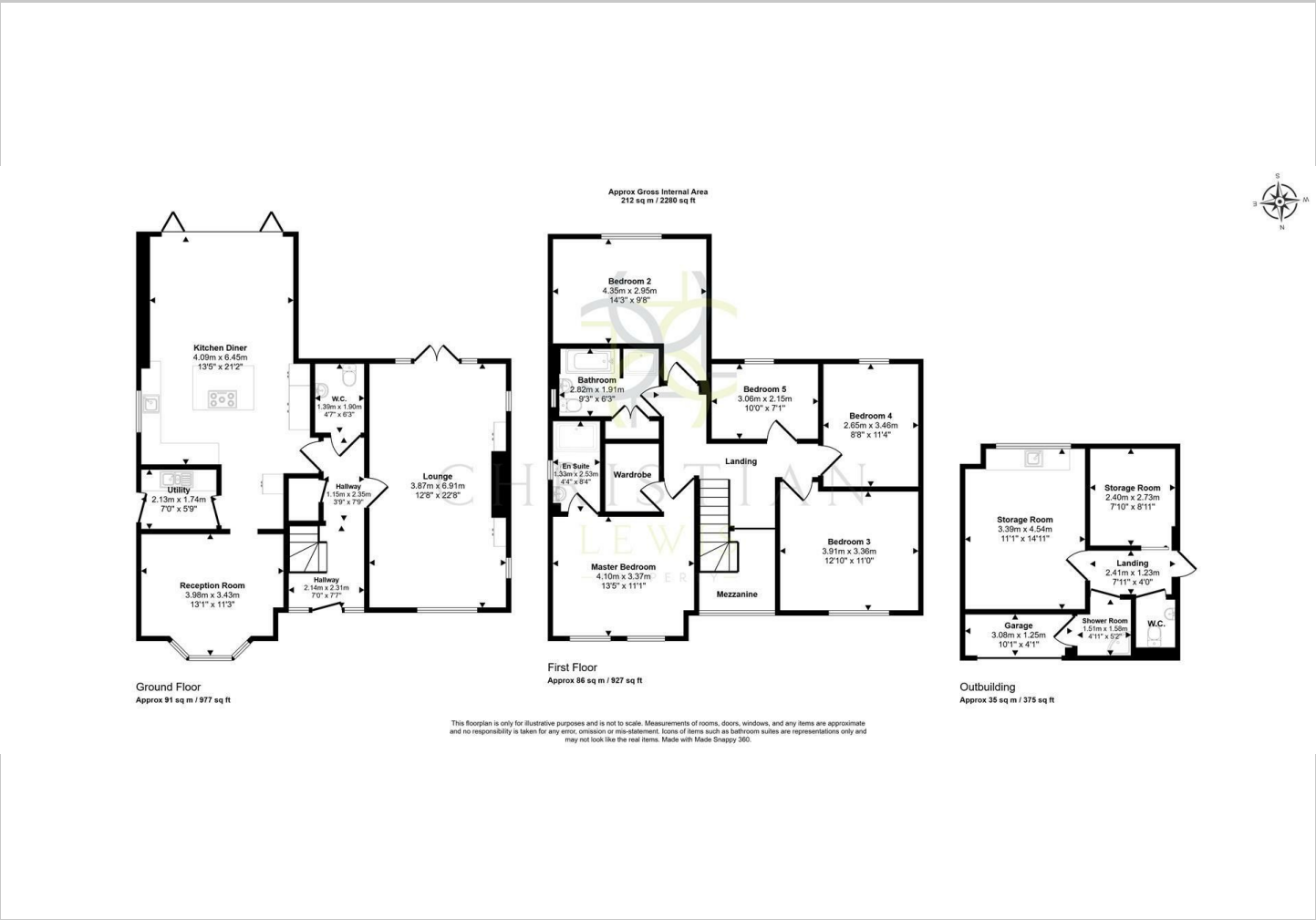
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

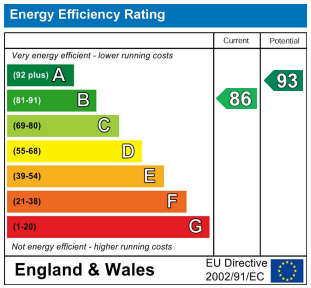
F&M

Floor Plans



Location Map

Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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