



ESTATE • AGENTS

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Southcroft Cottage

Bredons Norton

Nr Tewkesbury

Gloucestershire

GL20 7EZ

Price £439,950



A CHARMING DETACHED THREE BEDROOM, THREE RECEPTION ROOM, EXTENDED, PERIOD COTTAGE. HAVING EXPOSED TIMBER BEAMS AND WOOD BURNING STOVE TOGETHER WITH DETACHED GARAGE, OFF ROAD PARKING AND PLEASANT COTTAGE GARDEN.

SET IN A PICTURESQUE VILLAGE ON THE WESTERN SLOPES OF BREDON HILL.

Residential Sales Particulars

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Situation

Southcroft Cottage has evolved over time from a red bricked workman's cottage attached to an old barn, into this characterful detached and extended cottage which is seen today.

The present vendor has put his touch to this charming cottage by adding an extension to the west elevation, so providing a well-constructed sunroom to the building, increasing the size of the dining room and kitchen aspect. This inviting room gives depth to the cottage and views over the garden. The cottage is approached off the village road through pedestrian access on to crazy paved patio where there is an original, capped, well. There is entrance into reception room adjoining the pleasant sitting room, with its exposed beams and wood burning stove. The dining room is a good size together with the kitchen, which has been individually designed for the cottage and incorporates modern amenities. There is a cloakroom on the ground floor, set within the laundry room. Being a useful working area within the cottage.

On the first floor there are three bedrooms and a modern bathroom with shower. The third bedroom at present is used as a study, with its oriel window, allowing views to open countryside. From the garden there are steps down to off road parking and a detached single garage.

Bredons Norton is a very popular rural village and originally was a farming community, set amongst old barns, picturesque church and substantial stone residencies, together with workman's cottages. There is village hall and an active community and a farm shop.

The village is approximately one mile from Bredon where there is a further popular village store. This larger village supports a doctor's surgery and veterinary practice. There is an active bowls green and a sports field. Bredon supports a fine church with its spire and is located off Boat Lane where there are moorings on the river Avon.

Main line railway station is found at Ashchurch approximately 2 miles distance, along with the M5 access point, junction 9 travelling north and south. Cheltenham is approximately 12 miles distance. Tewksbury approximately 3 miles distance and Pershore travelling north is approximately 6 miles to the town centre.

Viewing

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for viewings on a Monday only.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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The Property Comprises of

Entrance With double panelled glazed front door and security lock into

Entrance Reception Room Measuring approximately 9'7" x 8'10" (2.92 x 2.69m) Having flagstone floor covering, useful under stair storage cupboard, T & G panelling with shelving inset and exposed ceiling timbers. Double panelled radiator with individual thermostatic control, wall light points and power points. Front elevation timber mullioned double glazed window. Original ceiling hooks, high level shelf over exposed stone wall. Stairway leading to first floor, exposed timber beam with curtain rail opening into

Sitting Room Measuring overall approximately 11'10" x 12' (3.60 x 3.65m) with exposed mellowed brick chimney breast with open fire place having log burning stove inset on raised hearth. Flagstone floor covering, double panelled radiator with individual thermostatic control, multi socket power points, TV aerial socket and SKY cabling. Feature bay window with double glazed panels, exposed ceiling timbers and wall light points. Stripped pine door leads into



Dining Room Measuring approximately 8'6" x 13'7" (2.59 x 4.14m) with ceramic tiled floor covering with under floor heating. Built in open cupboard with shelving. Wall light points, multi socket power points, exposed stone wall and arch way into

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Dining Room



Kitchen Measuring approximately 13'7" x 6'10" (4.14 x 2.08m) with high level window and enclosed meter point and consumer unit. With fitted kitchen units comprising of solid timber worktop surfaces, drawers and storage cupboards under. Built in base-level fridge and dishwasher. One and a half bowl porcelain sink unit with single drainer and mixer tap, ceramic tiled surrounds, multi socket power points. Four-burner gas hob top with electric oven and grill under. Wall-mounted microwave oven with storage cupboard over, with opening hood extractor fan with light and dual control. Ceramic tile floor covering with under floor heating, work top surface lighting, wall mounted shelving and further storage cupboards. Opening into



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Garden Room Measuring approximately 16'3" x 7'10" (4.95 x 2.38m) Having double panelled glazed windows, pitched roof with two opening roof lights. Continuation of ceramic tiled floor covering with underfloor heating. TV aerial socket, multi socket power points, lamp sockets and wall lights. Double glazed double doors with security locks lead out to crazy paved patio.



From the kitchen, steps lead up to

Utility Room measuring approximately 14' x 7'6" (3.65 x 2.28m) with ample worktop surfaces, drawers and storage cupboards under with having ceramic tiled surrounds. Multi socket power points, plumbing for automatic washing machine and storage space for tumble dryer. Wall mounted storage cupboards and shelving. Belfast sink unit with tiled splash back having hot and cold taps. Opaque glazed window and Velux roof light. Ceiling lights, panelled radiator with individual thermostatic control. Storage for upright fridge/freezer, ceramic tiled floor covering and rear access door.

Cloakroom situated within the utility room and having thumb latch door, low flush WC. Further ceramic floor covering. Opaque glazed window and ceiling light.

From the reception hallway, stairs with bannister rail lead up to

First Floor Landing with wall light points and picture rail. Airing Cupboard housing Worcester Gas central heating boiler, ample slatted shelving with hanging space.

Bedroom One measuring approximately 12' x 8'6" (3.65 x 2.59m) with double glazed timber framed window overlooking the garden. Double panelled radiator with individual thermostatic control, multi socket power points, BT socket, ceiling light, picture rail and shelving.

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Bedroom One



Bedroom Two measuring approximately 10'7" x 9' (3.22 x 2.74m) with double glazed timber framed window, double panelled radiator with individual thermostatic control, picture rail, ceiling light, built-in wardrobe cupboards with rail and shelving. Multi socket power points.

Bedroom Three/Occasional Office measuring approximately 9' x 9' (2.74x 2.74m) with double panelled radiator with individual thermostatic control, south and west elevation double glazed timber framed windows, multi socket power points, ceiling light and built-in storage cupboard with hanging rail. Views from the south elevation oriel window.

Bathroom measuring approximately 10' x 7'7" (3.04 x 2.31m) with partial T & G timber wall panelling. Double panelled radiator. Panelled bath, with ceramic tiled surrounds. Picture rail. Pedestal hand wash basin and low flush WC. Walk-in shower with manual temperature control, shower head on wall bracket. Pull cord light switch. Opaque double-glazed window, linoleum floor covering, towel rail.

Outside the Property To the front of the house having a west facing aspect, there is crazy paved patio, and an original well, with metal mesh covering. Timber double gates gives pedestrian access off the village road. There is a stone retaining wall and steps leading up to lawned area with sculptured borders, seasonal shrubs and flowering Michaelmas Daisy together with Cyclamen and rose. A prolific Bramley tree enhances the garden. There is a picket gate and steps leading down to off-road parking and access to the single garage.

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Detached Garage with up and over door, measuring approximately 15' x 8' (4.57 x 2.49m)
Structured on concrete base with brick and block under pitched tiled roof. There is dry stone wall and fenced garden and parking to the front of the garage.



To the Front of the Property



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Rear Garden



Services: All mains services are connected to this property.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property

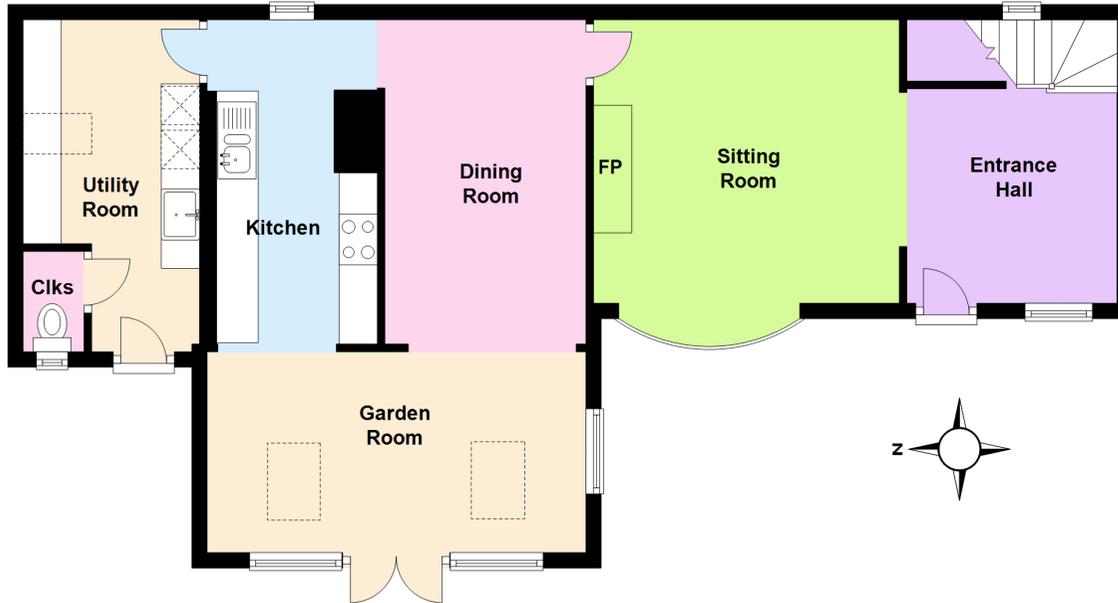
Tenure: This property is freehold

Local Authority: Wychavon District Council
The Civic Centre
Queen Elizabeth Drive,
Persore
WR10 1PT
Tel: 01386 565000

Council Tax: **Band E**

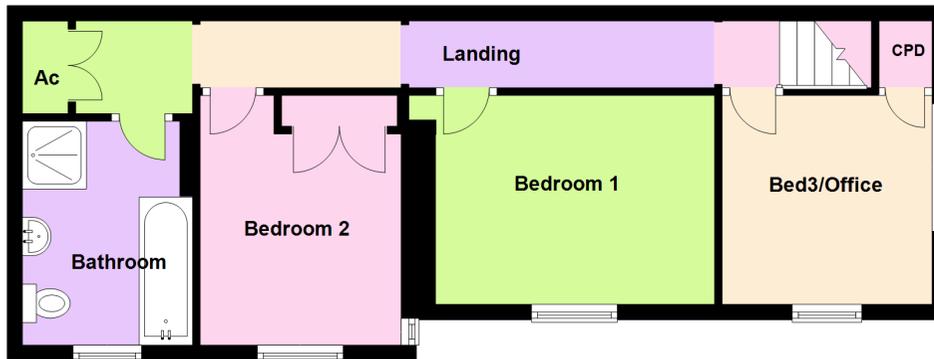
Ground Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.
Plan produced using PlanUp.

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