



ESTATE • AGENTS

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**Woodlands**  
**Eckington Road**  
**Bredon**  
**Gloucestershire**  
**GL20 7HE**

**For Sale by Private Treaty**

**Price £525,000**



**A DISTINCTIVE INDIVIDUALLY DESIGNED DETACHED COTSWOLD STONE HOUSE, FINISHED TO A HIGH STANDARD.**

**SITUATED ON THE OUTSKIRTS OF THIS POPULAR VILLAGE AND STANDING IN GROUNDS OF APPROXIMATELY 1/2 AN ACRE**

Entrance, Reception Hall, Shower Room, Good Sized Lounge, Kitchen/Diner, Conservatory, Ground Floor Bedroom and Two Further Double Bedrooms on the First Floor. Full Bathroom Suite with Shower. Enclosed Garden, Raised Decking Alfresco Area. Detached Double Garage, Three Timber Garden Stores, Driveway with Ample Turning Space and Parking, Gated Access.

*Residential Sales Particulars*

## **Situation**

Woodlands, set in approximately ½ an acre is situated within a conservation area and was completed in March 2015, there is the remainder of a 10-year National Home Buyers certificate (NHBC). This individual house is constructed of cavity Cotswold stone. It has dressed coin stones and is finished to a very high standard making this an impressive property in its own grounds.

The rainwater is harvested and held in a submerged 3000 litre tank, which supply's the toilets, washing machine and outside tap. The property is heated by an LPG boiler (liquid propane gas), with the supply tank buried in the grounds. The holding tank is 1500 litres.

The property has a sensor alarm system fitted and there is security lighting around the property. BT is also connected with broadband being available.

There is a suspended ground floor within the property with attractive light oak floor covering to the main areas and the double-glazed windows are a wood style uPvc which co-ordinates well with the Cotswold stone finish.

The kitchen is fitted to a high standard together with integral appliances which include the large double fridge/freezer, plumbed in washer/dryer and a dishwasher. Five burner gas hob top and double oven with grill, built in microwave.

Bredon is a popular and historic village, set on the southern side of Bredon Hill with its period and modern property's, a picturesque church with spire, famous village pub and the river Avon which runs along the western boundary on its way to Tewkesbury to meet the Severn. There is local village stores and good educational facilities in the area. The mainline railway runs through the village and passes the rear boundary of "Woodlands". The M5 is accessible at Tewkesbury junction 9, travelling north or south with the M50 spur also within easy reach. Further main centres are Cheltenham approximately 12 miles, Tewkesbury approximately 3 miles, Pershore approximately 6 miles and Evesham approximately 9 miles.

Bredon has a veterinary practice and doctor's surgery, first schooling and wonderful village shop/stores serving superb fresh bread together with many other daily provisions.



**The Property Comprises of**

**Entrance** with front door having opaque glazed panels and side panels, with security lock into

**Reception Hall** having light oak floor covering. Panelled radiator. Multi socket power points, wall light points, BT socket and wall mounted consumer unit, security console. Dimmer switches, ceiling light. Useful under stair storage area with coat hooks. Side elevation double glazed window and oak doors off to

**Shower Room** having modern enclosed low flush WC, wall mounted hand wash basin with mixer taps, shelf and storage cupboards under. Ceramic tile surrounds. Wall mounted storage cupboard and hanging mirror with down lights and pull cord light switch. Extractor fan. Inset ceiling lights. Glazed door to shower cubicle having good sized shower. Plumbed in shower head with manual thermostatic control. Wall bracket and soap plate. Ceramic tile surrounds over shower tray. Up right chrome towel/radiator. Tile affect laminated floor covering. Side elevation opaque double-glazed window.

**Bedroom Three** measuring approximately 10'7 x 8'4 (3.22 x 2.54m) light oak floor covering. Panelled radiator. Rear elevation double glazed window. Wall light points. Multi socket power points. Ceiling lights, dimmer switches. Television aerial socket and BT socket.

Panelled glazed oak door leads into

**Kitchen/Diner** measuring approximately 21'8 x 10'7 (6.60 x 3.22m) comprising range of fitted kitchen units, having attractive timber worktop surfaces, drawers and storage cupboards under and ceramic tile floor covering. Enclosed plumbed in washer/dryer, fitted dishwasher, Zanussi five burner gas hob top with AEG stainless steel extractor hood over (three speed and down lights). Fitted Electrolux double oven and grill with pan drawers over and under. Built in microwave, built in spice rack. Up right larder cupboards to either side of the fitted Electrolux fridge/freezer. Further display units/dresser with plate rack, drawers and storage cupboards under. Patterned ceramic tile surrounds. Multi socket power points. Enclosed Worcester boiler (LPG) Panelled radiator with individual thermostatic control. Inset ceiling lights. Fitted linen store cupboard with shelving. Television aerial socket, wall light points. Integral smoke alarm. Half panelled glazed stable door to rear patio. Double glazed double doors lead into

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**Kitchen**



**Conservatory** measuring approximately 13'1 x 13'1 (4 x 4m) constructed of uPvc under tinted polycarbonate roof with double glazed panelled windows, ceramic tiled floor covering, wall light point, three power points and double glazed double doors to the rear.



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**Lounge** measuring approximately 15'6 x 15'3(4.72 x 4.64m) with light oak floor covering. Front and side elevation double glazed windows. Panelled radiator. Fitted log burning stove over slate hearth with timber fender. High ceiling with central ceiling light. Wall light points, smoke alarm and carbon monoxide alarm. Television aerial socket and multi socket power points. BT socket. Access hatch to roof void. Double glazed double doors lead out to side terrace.



From the Reception Hall, a light oak stairway leads up to first floor, with banister rail and balustrading. Wall light points, panelled radiator. Multi socket power points. Wall mounted thermostatic control. Fitted smoke alarm, and further oak doors lead into

**Bedroom One** measuring approximately 17'6 x 13'2 (5.33 x 4.01m) with side elevation double glazed windows. Panelled radiator with individual thermostatic control. Multi socket power points. BT Socket, television aerial socket. Ceiling light point, wall light points, dimmer switch.



**Bedroom Two** measuring approximately 17'6 x 8'3 (5.33 x 2.51m) with side elevation double glazed windows. Panelled radiator with individual thermostatic controls. Multi socket power points, television aerial socket. Wall light points and ceiling light with dimmer switches. Further access hatch to roof void.

**Bathroom** comprising of timber panelled bath with mixer tap and shower attachment. Bidet and enclosed low flush WC, shelf and storage cupboards. Ceramic tile surrounds. Up right towel rail/radiator. Wall mounted hand wash basin with storage cupboards under and further ceramic tile surrounds. Built in mirror over. Further wall mounted storage units and pull cord light switch to down lights. Ceiling light points. Extractor fan. Sliding doors to shower cubicle with ceramic tile surrounds, plumbed in shower with shower head on wall bracket with manual thermostatic control. Soap plate over shower tray. Opaque double-glazed window. Laminated tile affect floor covering.

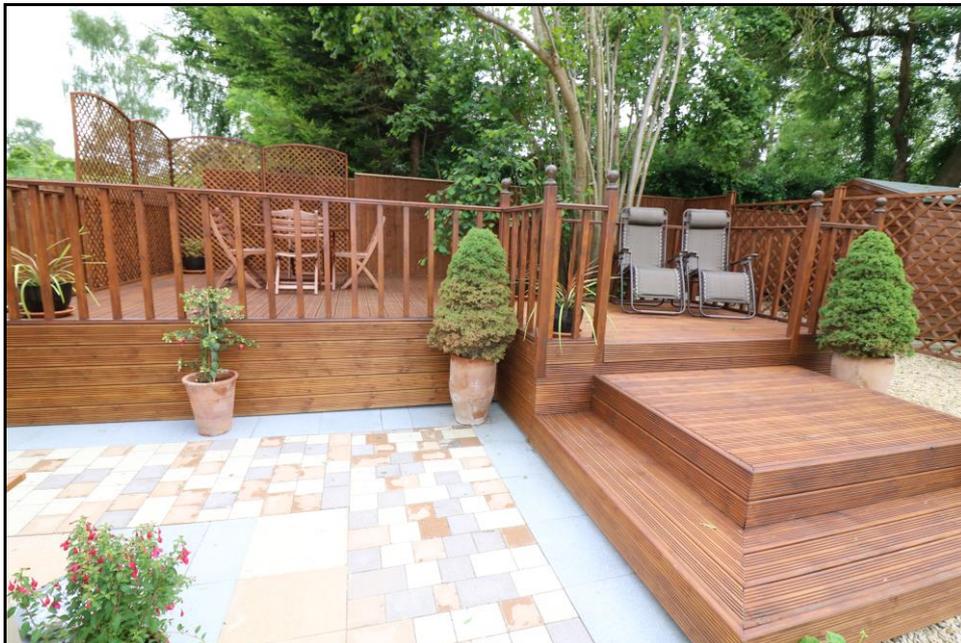
**Outside the Property** "Woodlands" is approached off the Eckington Road via pillared and gated access over Cotswold stone gravelled drive and offers good turning space and off-road parking.

**Detached Garage** constructed of timber over concrete base with light and power connected under a pitched roof and measuring approximately 18' x 18' (5.48m x 5.48m). The garage has two double timber doors to the front and a curtesy door to the rear.

## **Gardens**

**To the Front of the Property** there is ample gravelled driveway, turning space and parking. To the front of the property there is lawned area with retaining curb and flower border. There is paved pedestrian access around the property. The landscaping has included creating a raised terrace for alfresco purposes. There is newly laid lawn and three useful timber garden stores which are erected on paved hardstanding. The garden has been enclosed by timber boards on secure posting, and conifer screening has been implemented.

The liquid propane gas tank (LPG) has been put underground to the rear of the garage, and there is a harvested rainwater tank under the gravel, also to the rear of the garage. There is useful outside tap.





- Services** Mains water, electricity and drainage are connected to the property. There is LPG Gas boiler serving hot water and central heating. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is freehold
- Local Authority:** Wychavon District Council,  
The Civic Centre, Station Road,  
Persore, WR10 1PT Telephone 01386 565000
- Council Tax:** **Band E**

**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 weekend viewings.

**Estate Agents Act 1991 (Misrepresentations Act 1967)**

(Conditions under which particulars are issued)

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