



PETER BALL & CO.
ESTATE AGENTS

WESTMANCOTE, TEWKESBURY GL20 7ES

£575,000

- Idyllic Location
- Far Reaching Views
- Lounge + Inglenook
- Large Kitchen Diner
- Snug/Bedroom 4
- Three Further Bedrooms
- Master with En Suite
- Beautiful Gardens

PROPERTY DESCRIPTION

This stunning detached period cottage sits in an idyllic location on the side of Bredon Hill enjoying spectacular views. It has been sympathetically restored to the highest of standards throughout and incorporates new and old with great sympathy from underfloor heating downstairs to the bespoke oak staircase. At the front of the cottage will be found a generous and private area of off road parking for multiple vehicles. Steps lead down to a delightful frontage with gated access to the rear gardens. Oak doors with ornate Norfolk latch door furniture feature throughout the cottage non-more impressive than the stable door that first leads to the hallway from where there is access to the guest toilet and impressive living area. Within the beautiful Inglenook fire place sits a wood burning stove surrounded by exposed stone brick work lovingly re-pointed. There is a versatile second reception room or indeed what could be a ground floor 4th bedroom which is accessed from the main living room. Also blending seamlessly is the beautifully appointed and

large family kitchen dining room which has twin sets of French Doors making the most of the decking, gardens and views. With Quartz work tops, a range of integrated appliances and even a wine cooler built in. There are three very good size bedrooms, stunning en-suite and main bathroom. The gardens do not fail to impress with the decking incorporating the natural stream beneath to the fabulous top seating area which must be seen to be truly appreciated.

SITUATION

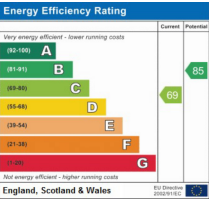
Just north of Cheltenham on the edge of the Cotswolds, Westmancote is a village nestled within an area of outstanding beauty. Set at the foot of Bredon Hill, the village of Bredon and Kemerton sit either side of the village and both offer excellent local amenities and recreational facilities. There are local schools (Bredon and Overbury) Public schooling can be found in nearby Cheltenham, with Cheltenham Ladies College and Dean Close School to name just two. The village is well placed to access a wider range of everyday shopping facilities, amenities and recreational pursuits in the nearby market town of Tewkesbury and the Regency Spa Town of Cheltenham.

DIRECTIONS

Leave Tewkesbury from the High Street signposted Bredon. Continue on passing on through Bredon village. Stay on the main road and after a short distance the sign for Westmancote will be seen. After this take the first left, taking the right hand fork in the road. After 0.6 Of a mile Mole End Cottage will be seen on the left hand side of the lane.

ADDITIONAL INFORMATION

Wychavon District Council Tax Band F



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 60.6 sq. metres (652.6 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



Total area: approx. 109.7 sq. metres (1180.5 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.