

7 Brasenose Road, Bredon

Tewkesbury

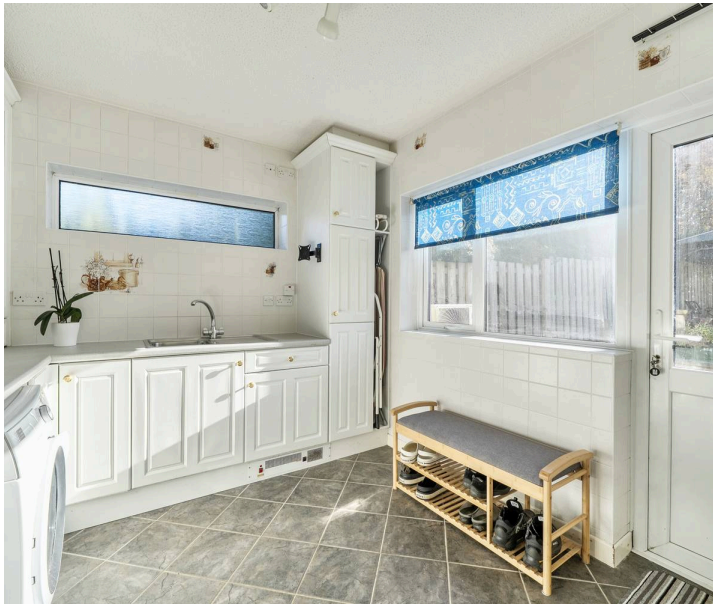
Guide Price **£725,000**

JONES & ASSOCIATES

BESPOKE ESTATE AGENCY







- A Substantial, bright and airy six-bedroom Bradstone detached family home offering approximately 2,980 sq ft of versatile accommodation arranged across three floors.
- Impressive open-plan kitchen, dining and snug measuring approximately 20' x 19', featuring an island, extensive cabinetry, rooflights and excellent entertaining space.
- Spacious family room with contemporary fireplace, French doors opening onto the garden terrace and a private lift providing direct access to the principal bedroom suite.
- Remarkable principal bedroom suite extending to approximately 28 ft, featuring a sitting area, extensive fitted wardrobes and an en-suite with walk-in shower and underfloor heating.
- Impressive second-floor bedroom suite measuring approximately 26 ft, featuring independent air conditioning, en-suite bathroom, extensive fitted furniture and a dedicated desk area.
- Four further first-floor double bedrooms, a separate study and family bathroom with bath and walk-in shower, providing exceptional flexibility for growing families and home working.
- Solar photovoltaic panels with substantial 19.2kWh battery storage providing essential backup power, air source heat pump heating, EV charging points and fibre broadband to the premises.

- Attractive enclosed south-facing rear garden with established planting, generous lawn, paved terrace, covered entertaining area and convenient side access.
- Expansive driveway providing ample off-road parking, complemented by a garage and adjoining carport, offering excellent practicality for larger households.
- Prominent position within the highly regarded village of Bredon, within easy walking distance of local shops, primary school, doctor's surgery, Bredon Rugby Club and other village amenities.

A substantial, bright & airy six-bedroom Bradstone detached family home offering approximately 2,980 sq ft of versatile accommodation arranged across three floors. The property combines sociable living spaces with two generous bedroom suites, a separate study and thoughtful accessibility features. Further benefits include Solar photovoltaic panels (PV) with exceptional 19.2kWh battery storage enabling low cost and essential backup power, EV charging points, air source heat pump heating, and fibre broadband to the premises. A broad driveway, garage and carport complete a property.

The wide and inviting entrance hall sets the tone, with tiled flooring, oak internal doors and a staircase finished with a glass balustrade from which the home flows seamlessly. To the front, the reception room provides a comfortable space to retreat, with glazed double doors connecting it to the family room behind. Here, with a contemporary fireplace, French doors to the garden terrace and a private lift providing access to the principal bedroom suite.

Impressive open-plan kitchen, dining and snug area measuring approximately 20' x 19', featuring an island, comprehensive cabinetry and excellent entertaining space. Rooflights and wide windows draw in natural light, while double doors connect to the family room, allowing the spaces to work together when entertaining. There is also access to the rear garden via a glazed door.







A separate utility room with external access and a cloakroom add everyday practicality.

To the first floor, the remarkable principal bedroom suite extends to approximately 28 ft, featuring a sitting area, extensive fitted wardrobes and an en-suite with walk-in shower and underfloor heating. A lift provides direct access from the family room below. Four further double bedrooms, a separate study and a family bathroom with both a bath and separate walk-in shower complete the first floor, offering flexibility for growing families, guests and working from home.

Occupying the second floor, an impressive bedroom suite measuring approximately 26 ft with independent air conditioning and en-suite bath with shower over, fitted furniture and a dedicated desk area. Its position away from the other bedrooms makes it an appealing space for guests or an older child seeking greater independence.

The enclosed south-facing rear garden, with side access, provides space to relax, dine and play, with a central lawn framed by established planting and raised beds. A paved terrace sits directly outside the family room, while a covered seating area creates a second setting for outdoor entertaining. To the front, the expansive driveway leads to the garage and adjoining carport, with an EV charging points installed. Solar PV panels, air source heat pump heating, 19.2kWh battery storage, air conditioning and fibre broadband to the premises complement the accommodation.

The property is situated within the highly regarded village of Bredon, in a prominent position and within easy walking distance of local amenities, including a doctor's surgery, primary school, village shop, post office, restaurant and a variety of sports facilities including a bowling green and the renowned Bredon Rugby Club, all within comfortable walking distance. The larger centres of Tewkesbury and Cheltenham are both readily accessible by road or via a regular bus service.









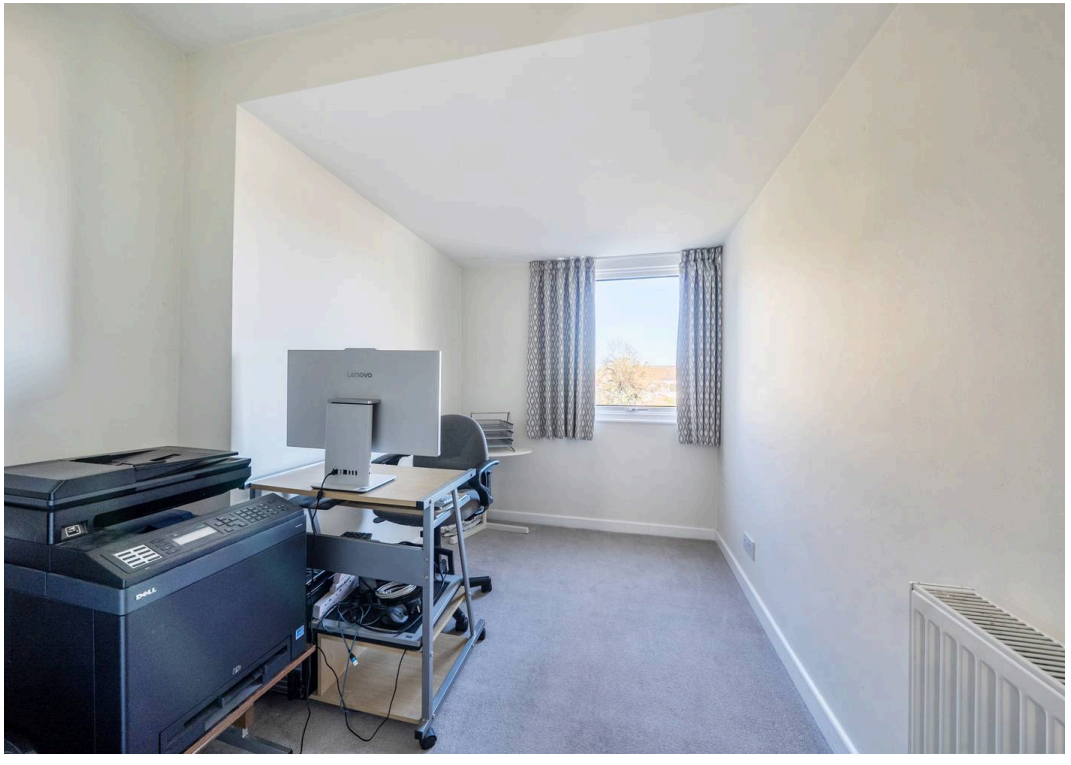





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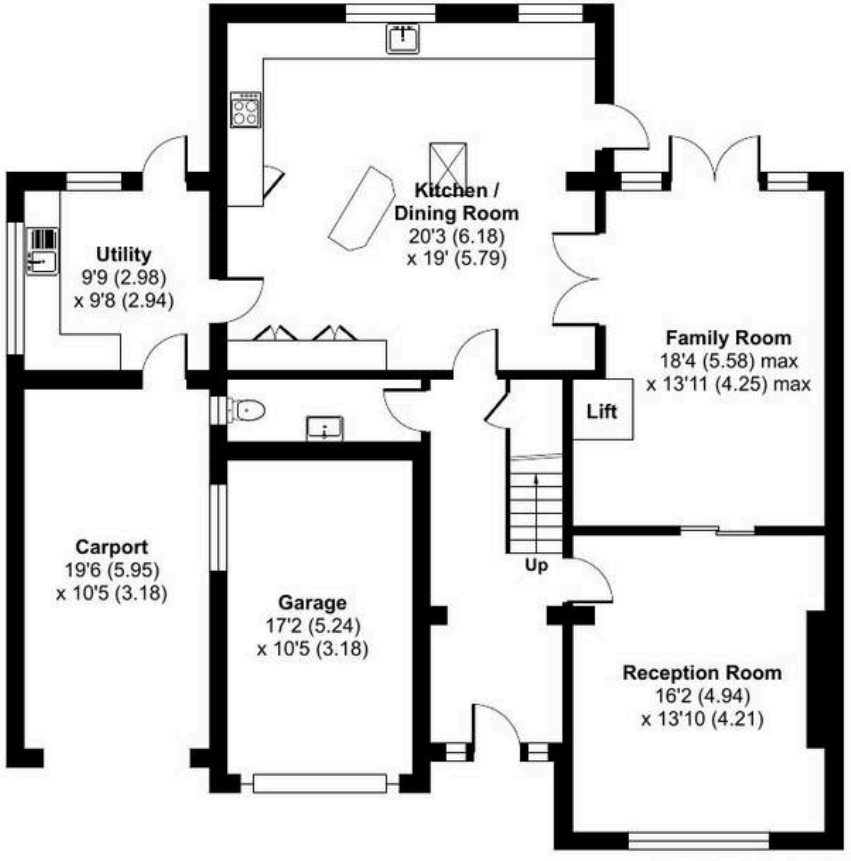



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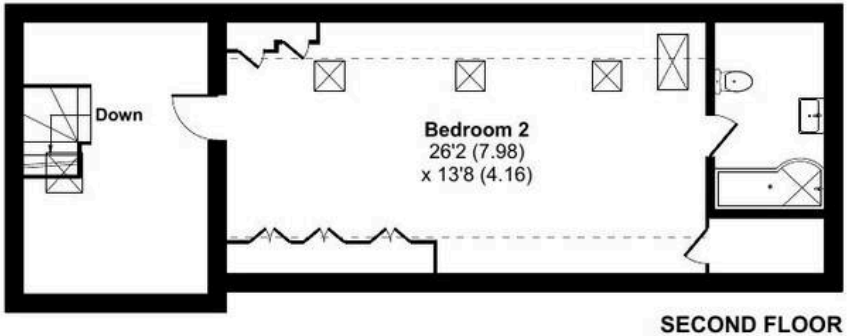
Brasenose Road, Bredon, Tewkesbury, GL20

Approximate Area = 2985 sq ft / 277.3 sq m
Limited Use Area(s) = 146 sq ft / 13.5 sq m
Garage = 174 sq ft / 16.2 sq m
Total = 3305 sq ft / 307 sq m
For identification only - Not to scale

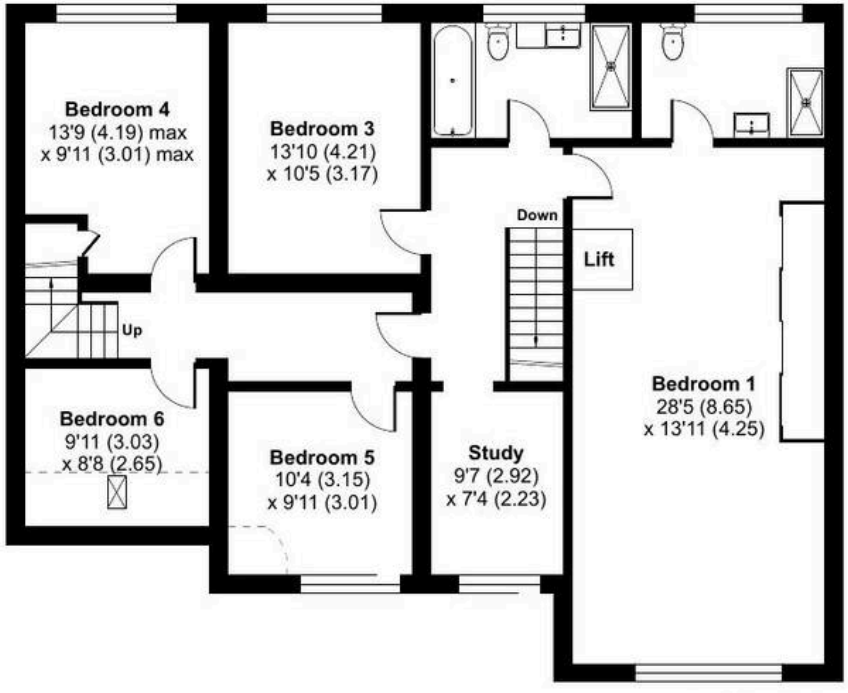
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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