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## SALES & LETTINGS



**7 College Road, Tewkesbury, Gloucestershire GL20 7EH**  
**Asking Price £669,500**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## PROPERTY SUMMARY

Extended Detached House  
 Lounge  
 Kitchen/Dining Room & Pantry  
 Five Bedrooms  
 Downstairs Bathroom  
 En Suite Bathroom  
 Gas Central Heating  
 Off Road Parking  
 Southerly Facing Rear Gardens  
 Council Tax Band F

## Situation

The delightful village of Bredon lies on the lower slopes of Bredon Hill beside the River Avon. Dating back to the early Bronze Age it has a history of farming and community right up to the present day, with a number of listed buildings including a Norman church and a 14th century threshing barn.

Situated just three miles from Tewkesbury, it has a large, established and popular residential community. with the benefit of a village shop and post office, primary school, doctors' surgery, village hall, park, tennis courts, cricket club and two public houses its proximity to the motorway and the railway station makes it an ideal location.



## Description

\*\*NO ONWARD CHAIN\*\*

TAG Sales & Lettings is pleased to present an extended family home located in the charming village of Bredon.

This property features an inviting entrance hall that leads into a bright lounge, ideal for family gatherings. The heart of the home is the kitchen/dining room, which is equipped with a built-in dishwasher, oven, integrated microwave, induction hob, and wine fridge, making meal preparation effortless. Additionally, there is a convenient pantry and a downstairs bathroom, perfect for busy family life. This floor includes three well-sized bedrooms (three, four, and five), with bedrooms three and four featuring built-in wardrobes to provide ample storage for children's toys and clothes. Bedroom five is currently being used as a utility room with a fitted dog shower, but it can easily be converted back into a bedroom if needed. A downstairs shower room completes this level.

Upstairs, the main bedroom is a serene retreat, measuring approximately 21'0" x 17'0" and offering views over open fields. It includes a walk-in wardrobe and a private en-suite bathroom. The second bedroom also enjoys lovely views.

College Road is a must-see property that truly needs to be appreciated in person. It is further enhanced by gas central heating and a sunny southerly-facing rear garden. Families will enjoy the outdoor space, which features an insulated bar room with power.

There is also additional storage at the front of the property (formerly part of the garage) and ample off-road parking for family and friends. Plus, solar panels are installed at the rear of the home.

Don't miss out—book your viewing today!



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Lounge**

17'8 x 12'7 (5.38m x 3.84m)

**Kitchen/Dining Room**

15'3 max x 13'09 (max) (4.65m max x 4.19m (max))

**Pantry**

5'07 x 14'07 (1.70m x 4.45m)

**Downstairs Bedroom Three**

11'10 x 10'10 (3.61m x 3.30m)

**Downstairs Bedroom Four**

12'0 x 10'1 (3.66m x 3.07m)

**Downstairs Bedroom Five / Utility Room**

12'1 x 10'3 (3.68m x 3.12m)

**Downstairs Shower Room**

8'10 x 7'8 (2.69m x 2.34m)

**Bedroom One**

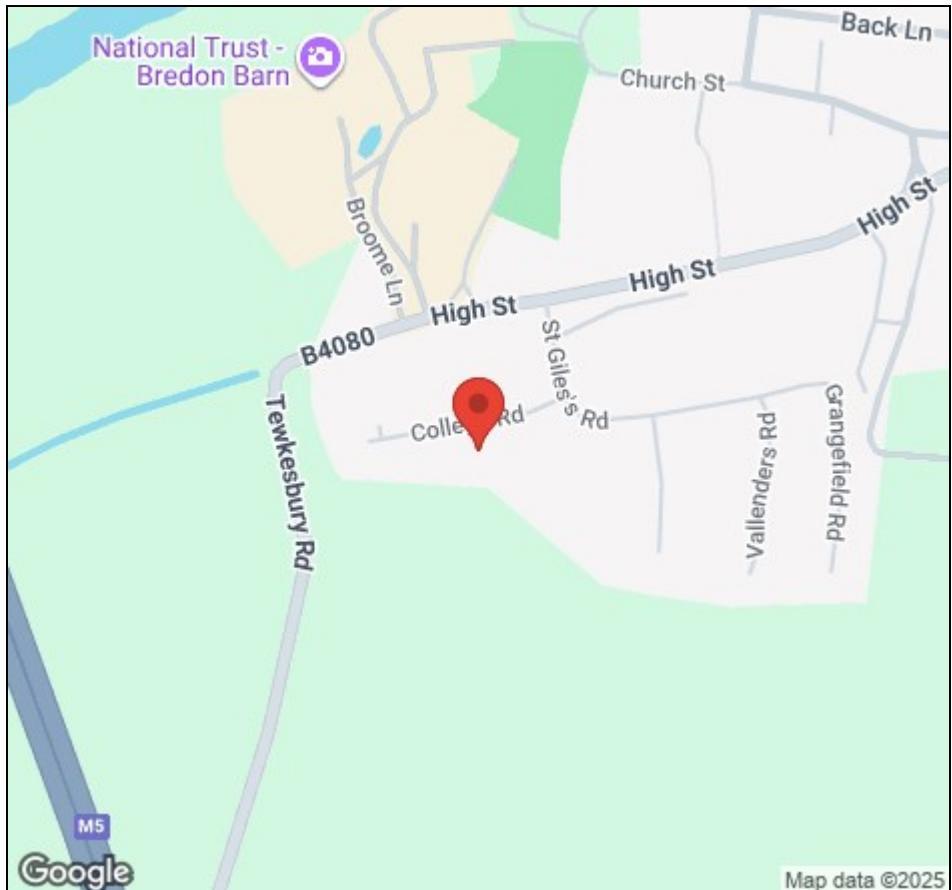
21'6 x 17'09 (6.55m x 5.41m)

**En Suite Bathroom**

12'7 x 9'5 (3.84m x 2.87m)

**Bedroom Two**

17'8 x 11'0 (5.38m x 3.35m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276  
Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.  
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.  
P Gregory & V Davis trading as TAG Residential Lettings LTD.