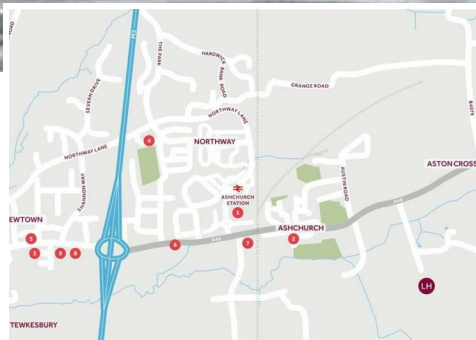




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estate agents



## Plot 4 The Bredon Barleyfields, Tewkesbury, Gloucestershire GL20 8LY £444,995

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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	

## Situation

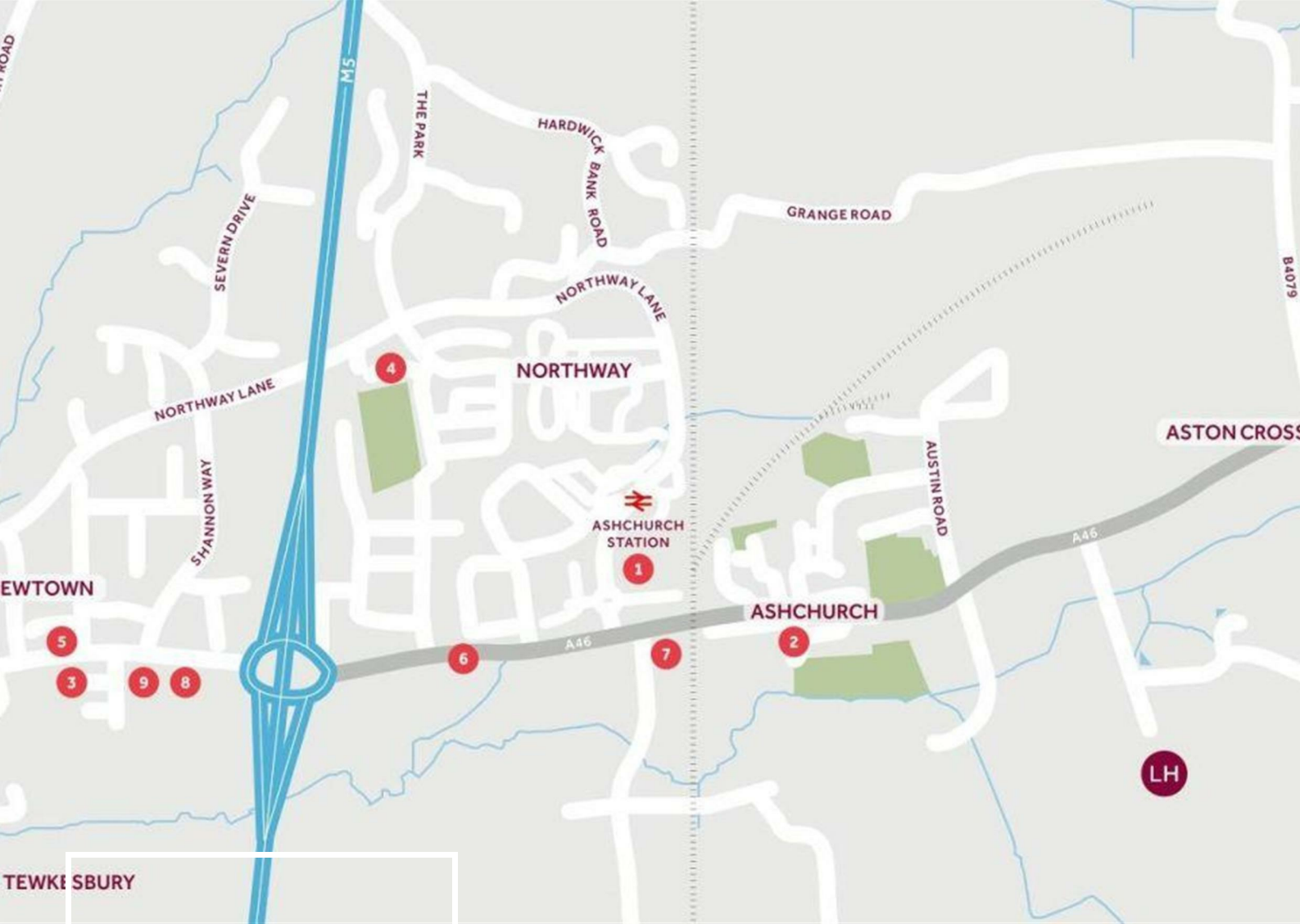
### Welcome to Barleyfields

A collection of beautiful 3, 4 & 5 bedroom homes for sale in Tewkesbury, offering you everything you could possibly want from your new home and surrounding area, in both the historic village of Ashchurch and in the attractive market town of Tewkesbury itself.

Good range of amenities locally including supermarkets, pubs, restaurants and takeaways. Excellent commuting links with M5 nearby to reach Cheltenham (10 miles) or Gloucester (14.5 miles), Bristol (45 miles) & Bath (60 miles). Within reach of many Ofsted 'Good' rated schools. Buy with just 5% deposit and 75% mortgage with Help to Buy\*, or with Smooth Move‡, we can help you sell your home. To find out more about making one of our new houses for sale in Tewkesbury your new dream home, contact our Sales Consultants today, to arrange a viewing or book online below.

## PROPERTY SUMMARY

- MOVE IN BY CHRISTMAS
- PART EXCHANGE AVAILABLE
- 4 Bedroom Detached
- En Suite
- Kitchen/Breakfast Room
- Living Room
- Dining Room
- Study
- Family Bathroom
- Double Glazed



## Description

Barleyfields is a new development by Linden Homes, located in Ashchurch. A collection of 2, 3, 4 & 5 bedroom homes in a picturesque village location.

"The Bredon" is a 4 bedroom detached home with an upgraded kitchen and flooring included. This plot will be available for "Move in by Christmas" and is available for Part Exchange. (Please enquire for details)

On entering the property on the ground floor, there is a study with window overlooking the front aspect. A large living room with bay window overlooking the side of the property and window to the front. A separate dining area, with patio doors to the rear garden, a lovely light, bright kitchen/breakfast room, with windows to two sides and patio doors leading to the rear garden. A downstairs W/C further compliments this floor.

The first floor is home to 4 bedrooms, Bedroom One having a separate dressing room, which leads into an En Suite shower room. There are a further 3 Bedrooms, a family bathroom and a spacious landing with loft hatch, giving access to the roof space.

Externally, there is a double garage, with Home Office above (HOG), adding generous space to the property. This is the only plot on this development which offers this. A pleasant garden and ample drive space is also a great advantage.

Please call our office to enquire about viewings.

**Living Room**

15'3 x 10'1 (4.65m x 3.07m)

**Kitchen/Breakfast Area**

16'10 x 11'8 (5.13m x 3.56m)

**Dining Area**

11'6 x 8'10 (3.51m x 2.69m)

**Study**

9'10 x 8'9 (3.00m x 2.67m)

**Bedroom One**

16'10 x 11'8 (5.13m x 3.56m)

**Dressing Room**

**En Suite**

**Bedroom Two**

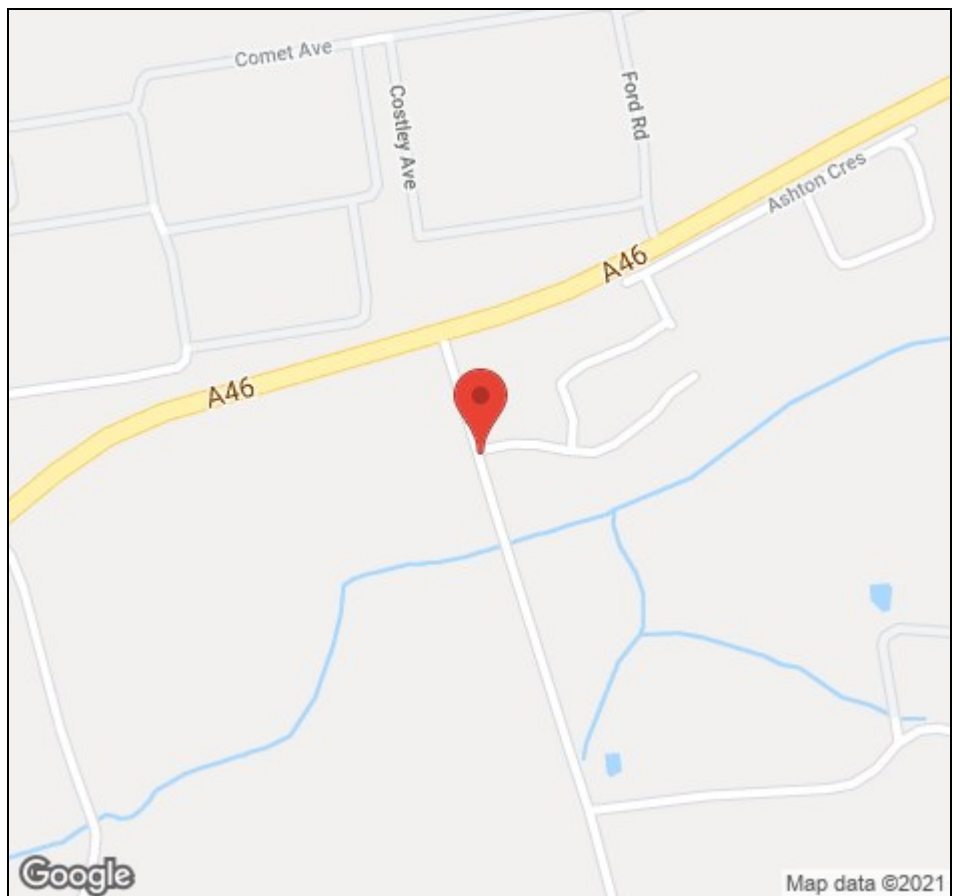
12'10 x 10'4 (3.91m x 3.15m)

**Bedroom Three**

10' x 10' (3.05m x 3.05m)

**Bedroom Four**

10' x 8'3 (3.05m x 2.51m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@ancientgrudge.co.uk](mailto:info@ancientgrudge.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 Estate Agents Ltd.