

# Wheelwright Cottage Pendock Gloucestershire





## A superb detached village home with views onto farmland.



Completed last year, Wheelwright Cottage is a beautifully appointed and well-proportioned modern home.

Set back from the lane behind an electric sliding gate and plenty of parking in front, the property is built in a cottage style with an enclosed south west facing garden to the rear that backs onto pretty farmland.

Arranged over two floors, the house extends to approximately 1,194 square feet and briefly comprises an open plan kitchen dining room (complete with integrated appliances), a large sitting room that focuses on a fireplace fitted with a wood burner and a cloakroom.



M50 (junction 2) 2 miles  
Ledbury 7 miles  
Tewkesbury 8 miles  
Cheltenham 15 miles  
(Distances approximate)



Upstairs, there is a principal bedroom with an en suite shower room, two further double bedrooms and a family bathroom.

The property is being sold with the balance of a 10 year new build warranty.

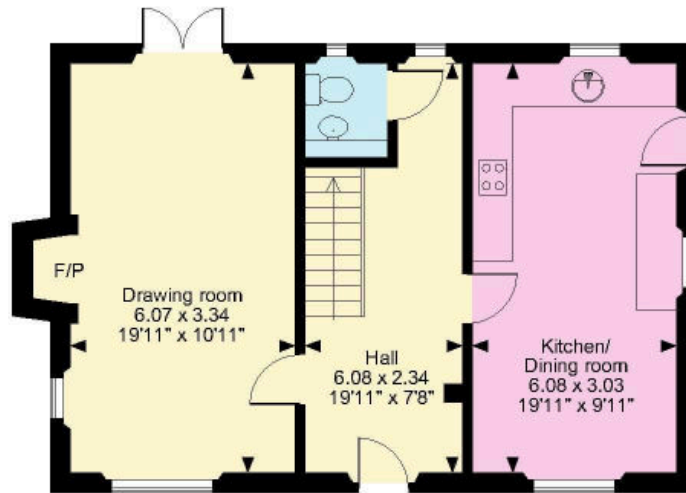
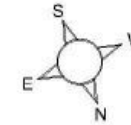
Services: Mains water and electricity. Sewage treatment plant. LPG central heating.

*The pretty village of Pendock is situated on the Worcestershire/ Gloucestershire borders with local facilities that include a primary school, post office and village store.*

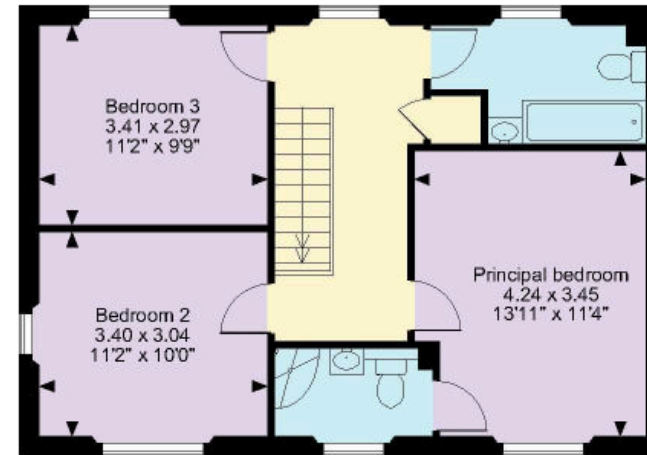
*Just 7 miles away is the thriving market town of Ledbury, famous for its half-timbered buildings and medieval Market Hall. Facilities there include a supermarket and wide range of independent retailers, primary and secondary schools, doctors surgeries and train station.*

*There is convenient access to the motorway network via junction 2 of the M50 only 2 miles away and there are renowned schools close by in Colwall, Malvern and Cheltenham.*

**Pendock, Gloucester**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 111sq.m (1,191sq.ft)**



**GROUND FLOOR**



**FIRST FLOOR**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 17/11/2021. Photographs and videos dated 16/11/2021.

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