

The Old Cider House

Main Road, Bredon, Tewkesbury



Set in the heart of the village within walking distance of a range of amenities, an historic family home recently refurbished accompanied by a large versatile outbuilding and a generous plot

Tewkesbury 3 miles, M5 junction 9 (N&S) 3 miles, Evesham 11 miles, Broadway 14 miles, Cheltenham 12 miles, Worcester 15 miles, Stratford-Upon-Avon 25 miles, Oxford 50 miles.
(Distances and times approximate).



4-5



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2-3

Summary of accommodation

Main House

Basement: Playroom

Ground Floor: Upper sitting room | Lower living room | Conservatory | Kitchen | Utility | WC

First Floor: Principal bedroom with en suite | Single bedroom | Double bedroom | Double bedroom with walkthrough to single bedroom | Family bathroom

Second Floor: One further bedroom

Garden and Grounds

Barn with a studio | Garden house/bar



Situation

(Distances and times are approximate)

Situated just north of Cheltenham on the edge of the Cotswold Area of Outstanding Natural Beauty, the well-patronised village of Bredon sits under the backdrop of the landmark Bredon Hill and overlooking the River Avon.



The village enjoys an excellent range of local amenities and recreational facilities that include public houses, village shop and Post Office, a highly regarded primary school, local surgery and pharmacy and of course, the church of St. Giles. Recreational facilities include a rugby club, football club, floodlit tennis courts and a bowls club.



The nearby historic riverside town of Tewkesbury and Georgian market town of Pershore offer a wide range of everyday amenities whilst the Regency spa town of Cheltenham offers a comprehensive shopping experience, a variety of festivals including literature, food, science and jazz, not to mention National Hunt racing.



Excellent private schooling can be found at Cheltenham including Cheltenham Ladies College, Cheltenham College and Dean Close and in Worcestershire is King's, RGS, St Mary's, Malvern College and Bredon School to name but a few.



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Set towards the front of its third of an acre plot, The Old Cider House is a charming detached Grade II listed family home, beautifully presented having been tastefully renovated throughout.

Historically, the building is Grade II listed and sits within the village Conservation Area.

There are four floors to the house that include what is a useful converted cellar (not quite full head height) as well as a number of period features that include exposed wooden beams and stone, an inglenook fireplace and even a well in the orangery topped with glass. The accommodation is practical in both its proportion and the way it is arranged.

There is a contemporary styled kitchen/breakfast room complete with an Aga, a large utility room and WC, a versatile orangery perfect for dining and then a dual level open plan sitting room that focuses on the inglenook and fire.

On the first floor, there is a principal bedroom with an en-suite shower room, two bedrooms connected by a secret wardrobe (one leading into the other), a further double bedroom and a large family bathroom.

The second floor is a vaulted attic bedroom that makes a charming child's bedroom. Heading across the courtyard - extending to approximately 2,004 square feet, the barn is a substantial two storey brick building that offers a huge amount of opportunity.



Outside

Well-established with mature hedge and tree boundaries, the garden is very pretty and faces due south. Under the pergola, overlooking the garden, there is a delightful enclosed patio area, perfect for entertaining. In the opposite corner of the garden is a garden house that has been converted into a bar.

This steps out onto a raised garden terrace overlooking the duck pond and enjoying the setting sun in the evenings.

Property Information

Services: All mains services are connected. Historic Listing: Grade II listed.

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Local Authority: Wychavon District Council

Council Tax: Band G

EPC: D

Postcode: GL29 7EL

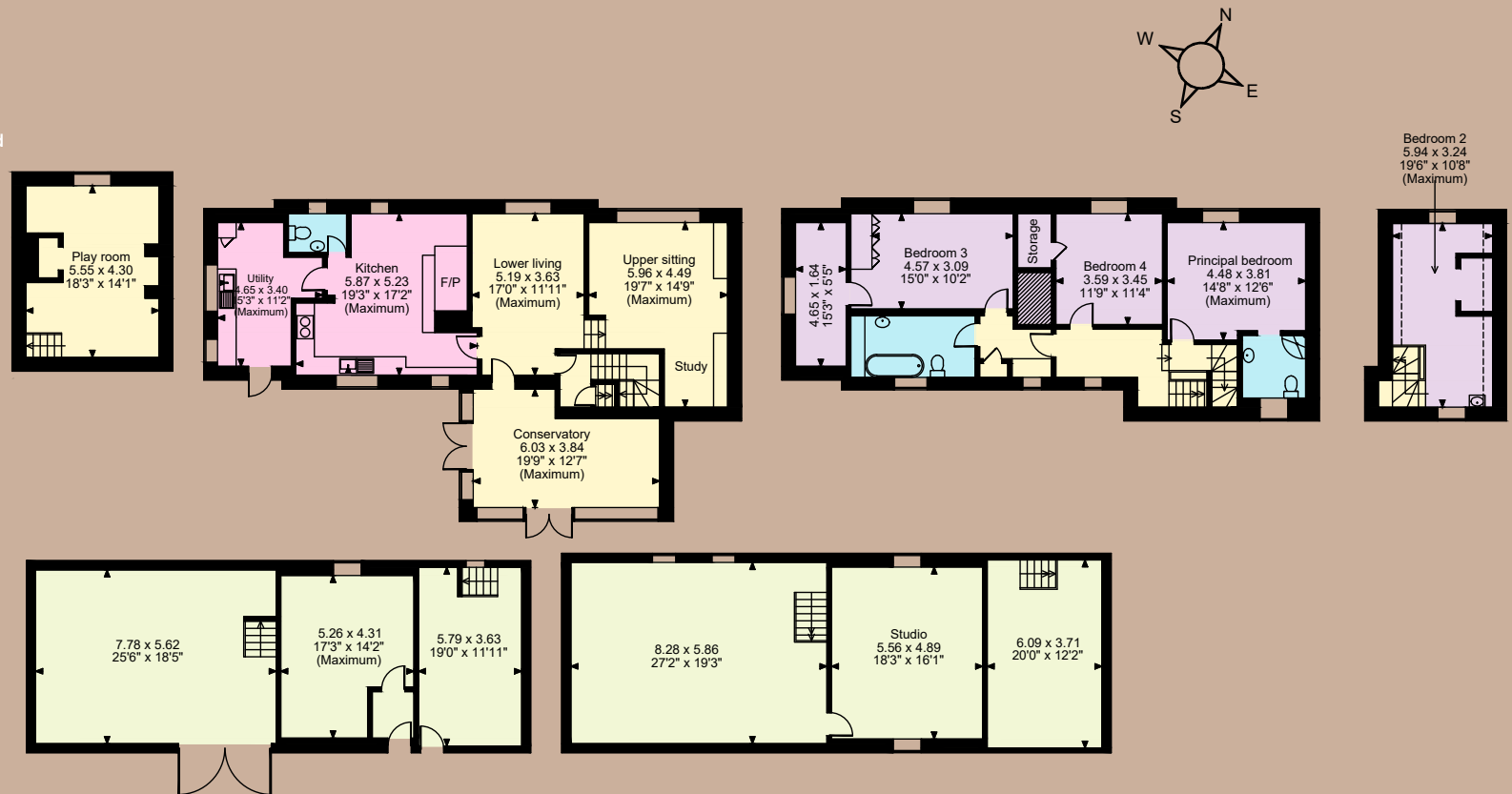
Approximate Gross Internal Floor Area

Main House: 238 sq.m / 2,567 sq.ft

Barn Building: 186 sq.m / 2,004 sq.ft

Total: 425 sq.m / 4,571 sq.ft

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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Particulars dated January 2025. Photographs and videos dated December 2024.

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