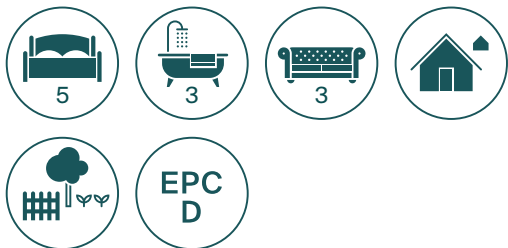




**The Warren  
Kemerton  
GL20**



## A very pretty quintessential Cotswold stone house.



Set in the heart of the village of Kemerton with well established gardens extending to around 0.3 of an acre, The Warren is a charming detached five bedroom home dating to 1870, which sits within a conservation area but is not listed. It has many attractive features including the original heavy oak front door and stone mullion windows.

The property is arranged over three floors, having been sympathetically extended over the years and now stands at around 2,705 square feet



Cheltenham 11 miles, Stratford-on-Avon 25 miles, Birmingham 45 miles, M5 (J9) 4 miles. Main line rail stations providing direct trains to London, Birmingham, Wales, the North and South West are within 12 miles (All distances approximate)



The original part of the cottage comprises the reception rooms either side of the main entrance hall as well as the kitchen which then leads onto a large utility room, stores, cloakroom and the back door. Towards the rear of the house, there is a large drawing room that enjoys access to the garden via French doors. A recent addition is a bespoke orangery which links the drawing and family rooms, also giving access to the gardens.

On the first floor there are three double bedrooms all with dual aspects. Towards the rear, the master bedroom has an en-suite shower room, built in wardrobes and views over the gardens, with the Malvern Hills in the distance. The guest bedroom has an en-suite shower room whilst the third double bedroom uses a family bathroom.

On the top floor, there are two large single bedrooms sharing the use of a WC.

Enclosed on all sides, the mature gardens are level, west facing and have been landscaped. Tucked away in the corner of the garden is a good size home office complete with wi-fi and electricity.

To the side of the house is a gated driveway with parking for several cars and access to a useful stone outbuilding, currently used for storage but with potential to be developed into garage space subject to the necessary consents.

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(All distances approximate)



Situated just north of Cheltenham on the edge of the Cotswolds Area of Outstanding Natural Beauty (AONB), the desirable pretty village of Kemerton nestles on the lower southern slopes of Bredon Hill, with its views to the south across the Severn Vale.

The village enjoys a strong community feel with amenities that include an antiques/coffee shop, two churches and a popular public house.

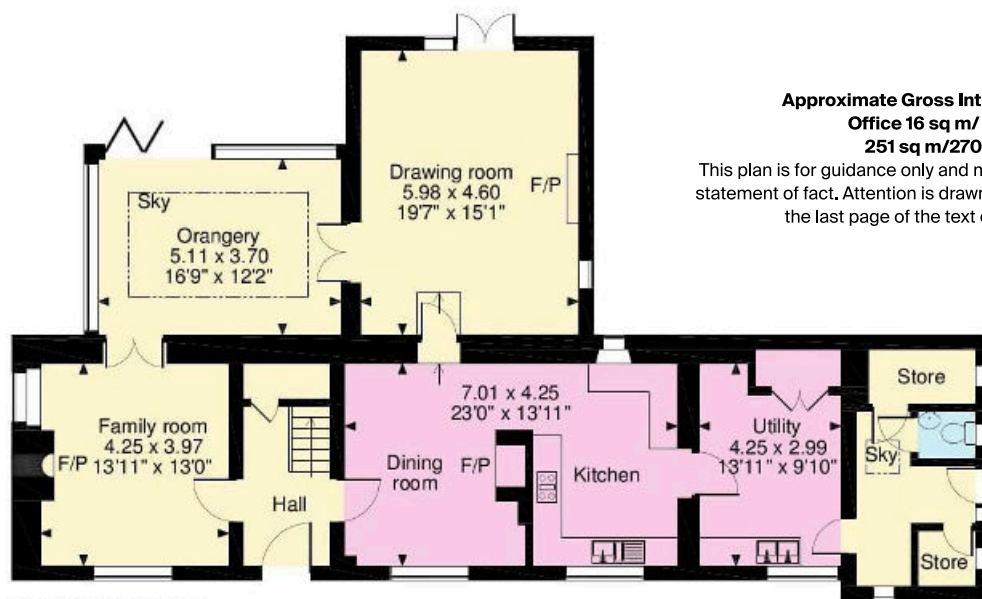
Less than a mile away the neighbouring villages of Overbury and Bredon provide excellent primary schools, cricket, rugby, football, tennis and bowls clubs. Kemerton is very popular with walkers and cyclists. The attractive town of Tewkesbury is 5 miles away.



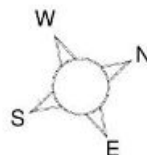
*Wychavon District Council  
Council Tax Band G*

*Post Code: GL20 7JE*



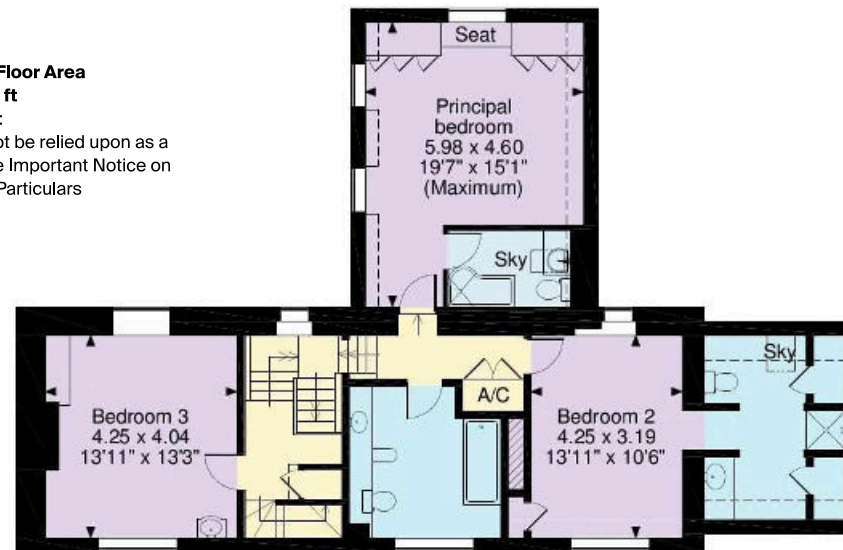


**GROUND FLOOR**

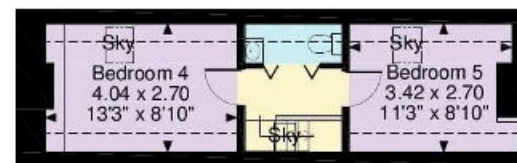


**Approximate Gross Internal Floor Area**  
**Office 16 sq m/ 174 sq ft**  
**251 sq m/2705 sq ft**

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



**FIRST FLOOR**



**SECOND FLOOR**

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**I would be delighted to tell you more.**

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 01242 246959  
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**Connecting people & property, perfectly.**

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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