



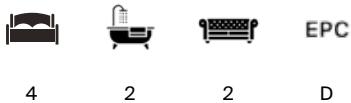
HILL HOUSE

Kemerton, GL20 7JJ



A BEAUTIFULLY PRESENTED COTSWOLD COTTAGE IN A POPULAR VILLAGE AT THE FOOT OF BREDON HILL.

Cheltenham 11 miles, Worcester 18 miles, Stratford-on-Avon 25 miles,
Birmingham 45 miles, M5 (J9) 4 miles. (Approx)



Local Authority: Wychavon District Council

Council Tax Band: F

Tenure: Freehold

Services: Mains waste, water and electricity. Mains gas central heating.

The property is located within the village Conservation area but is not historically listed.

Guide Price: £795,000



SITUATION

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 a coffee shop, two churches and a 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.







HILL HOUSE

Set in the heart of the village, Hill House is a charming and deceptively large period cottage with enclosed well-established gardens to the front and rear.

Retaining plenty of character and period features, this Regency property has recently been meticulously refurbished and is now immaculately presented throughout.

The house extends to around 1,972 square feet, is arranged over two floors and briefly comprises a dining hall, study, drawing room, kitchen, separate utility and a WC.

Upstairs, there is a very generous principal bedroom, two further double bedrooms, a single bedroom and two bath/shower rooms.







OUTSIDE

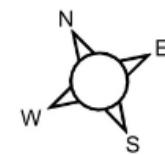
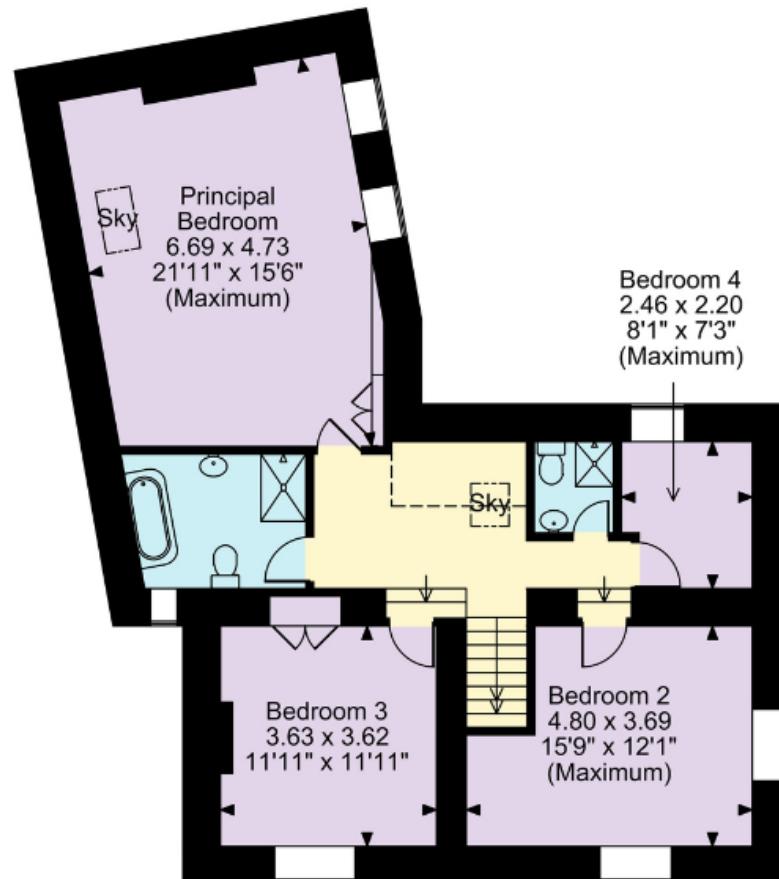
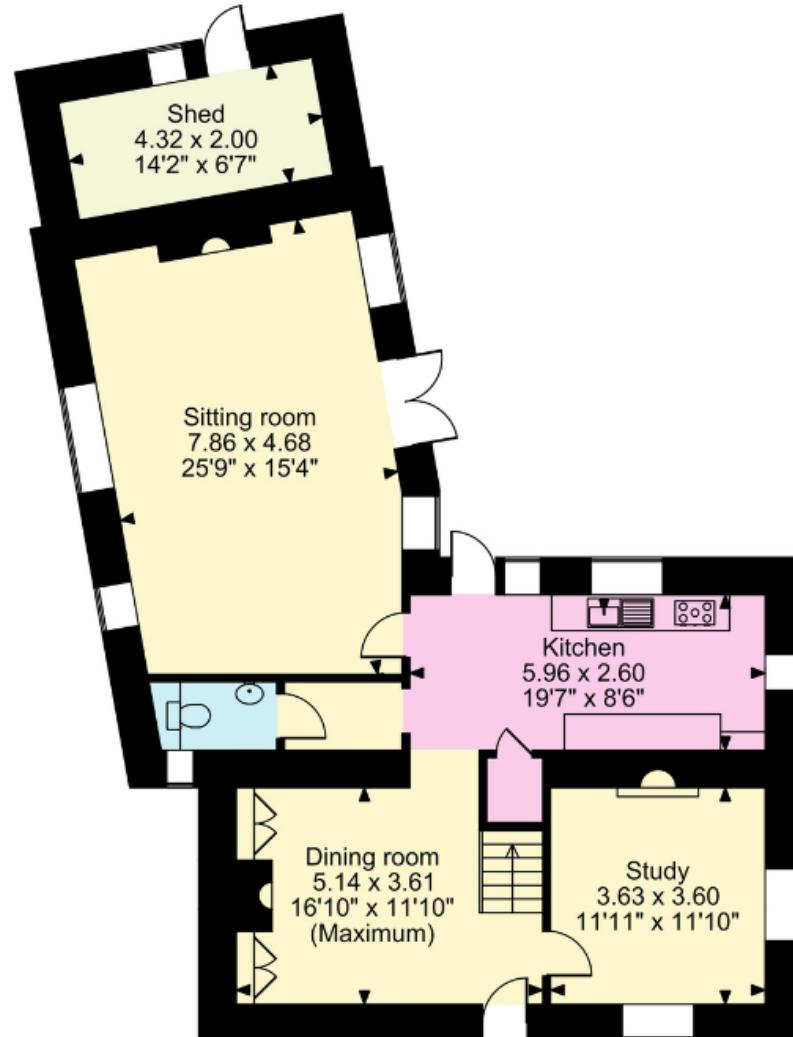
Facing south, the house looks out onto a beautiful knot garden towards a private sitting area from where the house can be admired. To the rear of the house, there is a spacious and highly practical garden store or workshop.

The rear garden is enclosed by mature hedges ensuring the garden has complete privacy. There is allocated off road parking to the rear of the garden with planning to add a timber frame carport over the top.

PLANNING PERMISSION (ref. W/25/00445/HP) has been approved by Wyehavon District Council to erect a large (6m by 4.7m) carport to the rear of the property with steps that lead up into the rear garden.







Approximate Gross Internal Floor Area Main House: 183 sq.m / 1,972 sq.ft
 Shed: 9 sq.m / 93 sq.ft
 Total Area: 192 sq m / 2,065 sq. ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Tom Banwell

01242 246 951

tom.banwell@knightfrank.com

Knight Frank West Gloucestershire

123 Promenade

Cheltenham, GL50 1NW

knightfrank.co.uk

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