



Bamford Cottage

High Street, Kemerton, Gloucestershire, GL20 7HP

Bamford Cottage

High Street, Kemerton, Gloucestershire, GL20 7HP

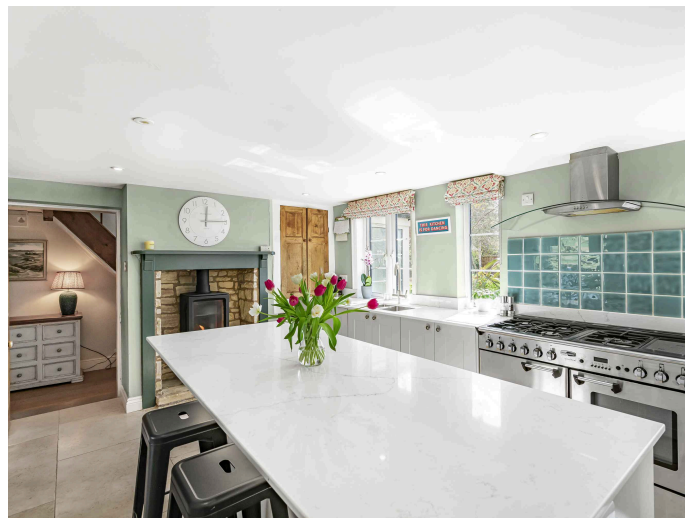
An elegant and substantial Georgian family home nestled within glorious gardens located in the heart of Kemerton's vibrant village.

- Living room
- Kitchen/Breakfast room
- Dining/Family room
- Snug
- Boot room
- Utility room
- Ground floor cloak and shower room
- Principal bedroom with en suite
- Three further double bedrooms
- Family bathroom
- Set in 0.4 acres
- Double garage
- Stunning views

Bamford Cottage is a quaint and quintessential home, superbly located in this charming and unspoilt village, enjoying the most incredible views over Bredon Hill. This beautifully presented family home is nestled within 0.4 acres, and has the benefit of a detached double garage with off-road parking for a number of vehicles.

The external façade is an attractive period cottage, yet inside, it is a modern style that has been cleverly considered to retain the original features that make Bamford Cottage the most comfortable and inviting home throughout. Spanning internally over 2200 Sq Ft of immaculate accommodation set out over two floors of living and bedroom space in a practical floorplan.

A wide hallway sits centrally within the property and introduces the reception rooms on the ground floor. To the front, with a bay window overlooking the front gardens, is a snug with a gas fire and fitted shelves within the alcove. To the other side is the kitchen and breakfast room. This beautiful space is the heart of the home, it offers a range of fitted units and integrated appliances within a light-filled area.



A central island separates the kitchen from the dining and family room, making this an exceptional space in which to entertain with bi-fold doors that open to the outside terrace and gardens beyond, merging the inside to out. From the dining room, double doors lead to the substantial living room with log burner, which enjoys magnificent views to the rear. Completing the accommodation on this floor is a large boot room with built-in storage, a shower room, and a utility room.

The first floor contains the bedroom space; there are four bedrooms, all double in size, with the principal bedroom enjoying an en suite and a range of fitted wardrobes. The three remaining double rooms all have fitted wardrobes, with two of the rooms sharing a Jack n Jill WC, whilst a family bathroom serves all the bedrooms.

Outside: The gardens are a particular feature to Bamford Cottage and a fundamental element to the overall feel of this home. The main area of level lawn is set to the rear of the house and the landscape opens to the beautiful views all the way to Bredon Hill.

The entire plot (0.4 acres) has been lovingly maintained by the current owners who have stocked the gardens with a variety of trees, with flower and plants to the borders bringing colour and maturity. The boundaries comprise well-established trees and the classic brick walling with formal hedgerow. A large, paved terrace, ideal for outside entertaining, provides a lovely relaxed setting to dine al fresco and take in the views. In addition there is a carport, double garage (with phase 3 power) and ample parking.

Situation: Kemerton is a charming village with a wonderful community spirit, with life centering around two impressive historical Churches: St Nicolas and St Benet's, a village hall, coffee shop, and the well renowned Crown Inn public house. The nearby village of Overbury (0.5 miles) offers a nursery and primary school whilst independent and state schools can be found in the outlying village of Bredon (1.1 miles) and historic towns of Tewkesbury (4.5 miles) and Cheltenham (10 miles). Cheltenham is home to Pate's Co-educational Grammar School, Cheltenham College The Cheltenham Ladies' College and Dean Close. For the commuter, communications are excellent with a mainline railway stations at Ashchurch Tewkesbury (3.9 miles) and Cheltenham (10 miles) connecting Bristol and London respectively are within easy reach as is access to the M5 motorway.



Approximate Gross Internal Area 2745 sq ft - 255 sq m

Ground Floor Area 1236 sq ft – 115 sq m

First Floor Area 1027 sq ft – 95 sq m

Garage Area 482 sq ft – 45 sq m

