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EVANS

WINDRUSH

Mill End, Bredon, GL20 7LQ



# WINDRUSH

MILL END, BREDON, GL20 7LQ

*A striking detached home that interacts with its setting and scenery nestled in the most private spot to the edge of this sought after village.*

- Reception Hall
- Kitchen/Family and Dining Room
- Drawing Room
- Cloakroom
- Principal Suite with Two Dressing Rooms & En Suite
- Four Additional Bedrooms, Two with En Suites
- Family Bathroom
- Cinema Room
- Long Private Driveway
- Electric Gates
- Double Garage
- Woodland
- 1.1 Acres in total

## DESCRIPTION

Windrush is a contemporary detached home showcasing the best of modern architecture and design, setting it apart from anything else in this charming village. The innovative build was designed entirely for its setting and plot, elevated above the landscape taking advantage of not only its immediate wooded grounds but that of open countryside and the River Avon with its moorings. Designed with sustainability in mind, with an eco-responsible approach that the current owners have taken great care to enhance, including high-performance glazing, a ground-source heat pump and MVHR air filtration system. Inside, the house approaches nearly 3300 sq ft of lateral accommodation and owing to its south westerly orientation, it is a home full of natural all day light enhanced by the volume of glass that is a feature throughout the structure.

An entrance hall opens to the principal reception space on the raised ground floor, a largely open floorplan with access to views at every turn. The kitchen is a large and light space with a range of neutral units and a curved kitchen island that sits centrally, overhung with lighting providing an area for seating. This opens to a dining area with a Jack and Jill fireplace that provides a





focal point for this room and the drawing room, seamlessly connecting the two whilst keeping them distinct areas. The drawing room is a wonderful space offering two sets of bi fold doors that introduces the indoors to outdoors opening to the raised patio terrace, which follows the soft curve of the building.

The principal bedroom is situated on this level with a large en suite and two walk-in wardrobes, it enjoys a connection to outside by way of bi fold doors to the terrace and the vista of riverside and landscape is charming.

Also on this floor is a cloakroom for guests and a utility/boot room which offers access to outside.

Set at garden level are four additional bedrooms, three of which access the terrace and all have uninterrupted views of the house's surrounds, bathed in natural light by the ample glazing in each room. Two bedrooms have en suite shower rooms, whilst a luxury bathroom serves the remaining two of which the current owners have arranged as a home gymnasium and one as a study. To the end of the floor is the cinema, a wonderful room for family and friends. There is a plant room, a storage room and data cupboard that completes the accommodation on this level.

## OUTSIDE

Set behind electric gates that open to reveal the house, views and grounds with a paved driveway that offers ample parking and access to the double garage with EV charging point. The grounds are a particular feature to Windrush and a fundamental element to the overall feel of this home. The gardens wrap each side of the property allowing a beautiful vista from every room. The entire plot has been lovingly curated and maintained by the current owners who have stocked the gardens with a variety of fruit and specimen trees with flower and plants to the borders bringing colour and maturity. A large patio follows the curve of the house, providing a wonderful space for seating to take in the views whilst a superb feasting deck nestles to the side. This excellent addition was added in recent years, designed to provide a fully equipped outside kitchen, with a pizza oven, log burner, bar and fitted areas for seating. The gardens continue to an outside children's play area and further to a wooded walkway elevated about a stream, that continues the breadth of the curtilage through to a wood store and further discreet workshop shed for garden equipment. The gardens are a haven for families and children alike enjoying a peaceful spot full of wildlife and countryside. Whilst the house is elevated above the grounds,









the gardens are a vast expanse of lawn at each level and are particularly private yet in sight of the beautiful river and ham views that makes this unique area so very special.

#### SITUATION

Set to the edge of the pretty village of Bredon in the most private of positions lies Windrush The position is such that there is a real sense of seclusion yet a short walk of everything that this thriving village offers. Bredon itself is highly sought after and offers a beautifully unique location next to the River Avon, where some of the residents have a mooring. This area is well known for its extensive walking and riding countryside yet despite being semi-rural, Bredon offers a self-sufficient way of living day to day. It has a strong community feel with life centering around the two reputable public houses, an excellent primary school, church, well stocked village shop with post office and a local surgery with a pharmacy. This active village offers good recreational facilities including a rugby club, football club, flood lit tennis courts and a bowls club. Whilst this flourishing parish provides excellent amenities, it is also a central village that allows easy and straight forward access to a number of well-known destinations, including the Cotswold Village of Broadway, Daylesford, just 30 minutes by car and the town of Cheltenham, a mere ten miles away and within an easy drive. Cheltenham is a cosmopolitan town offering a wealth of cultural activity, playing host to several highly acclaimed festivals including Music, Literature and Jazz. It is home to world renowned schools, Cheltenham College, The Cheltenham Ladies' College and Dean Close as well as exceptional grammar schools. Bredon enjoys a distinctive village lifestyle yet accessibly close to large towns and with excellent communication links to the larger centres of Birmingham and Bristol via the M5 (J9) and to Wales via the M50. There are mainline railway stations at Ashchurch and Pershore with a direct line to London from Evesham and international airports at Birmingham and Bristol.

#### LOCAL AUTHORITY

WychAvon District Council, Worcestershire County Council.

#### SERVICES

Ground Source Heat Pump

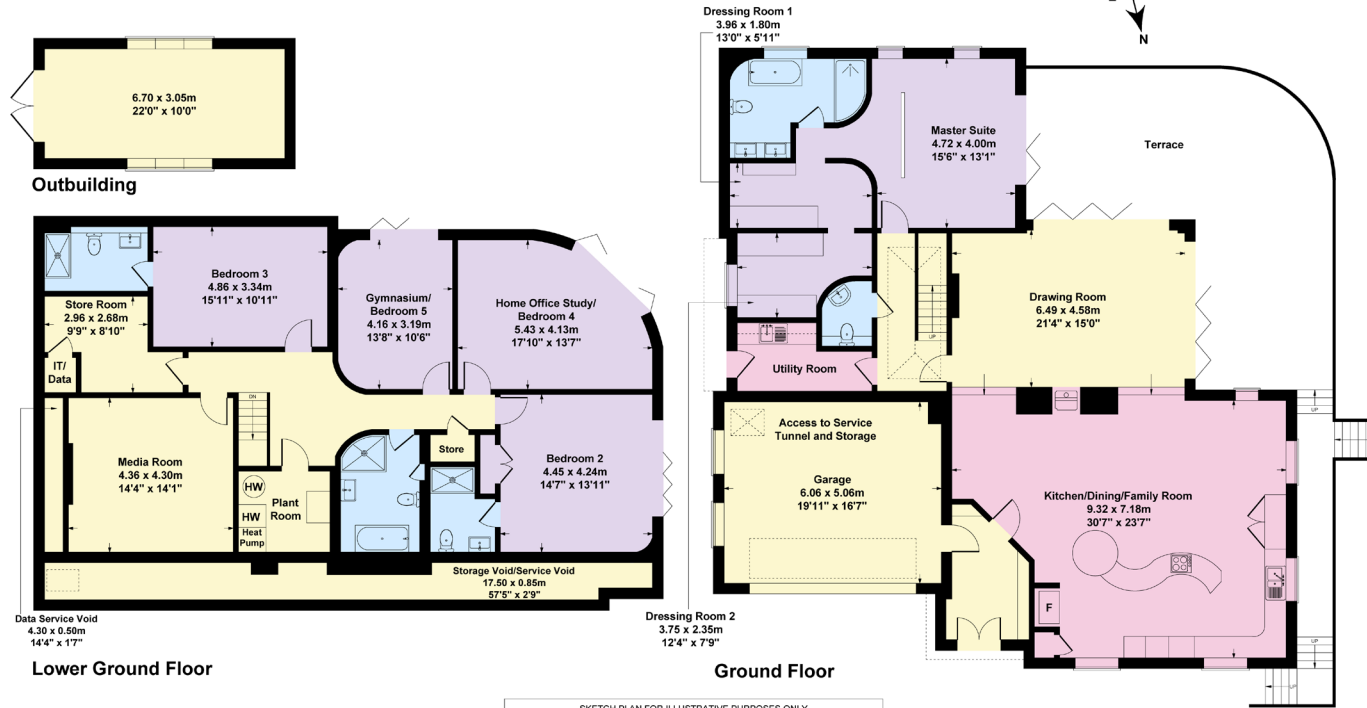
MVHR System (Mechanical Ventilation with Heat Recovery)



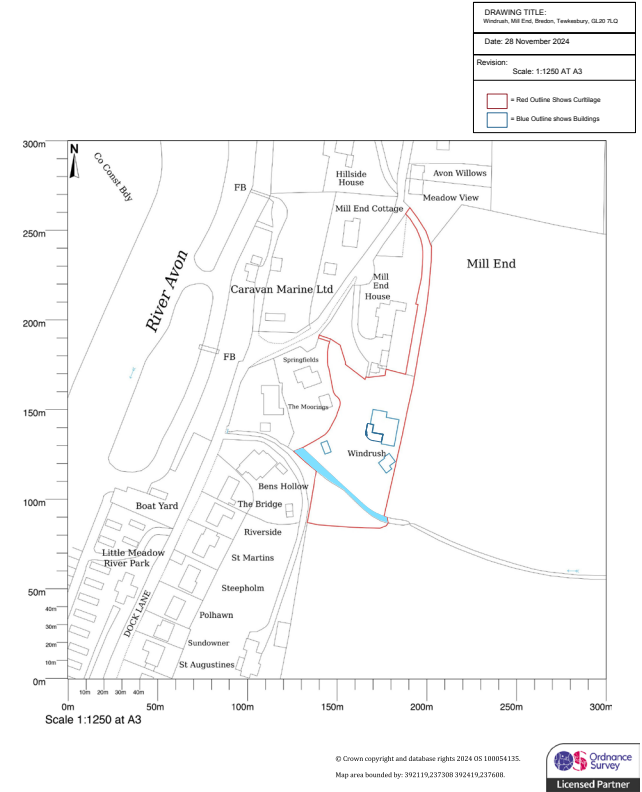


# FLOORPLANS

Approximate Gross Internal Area  
Main House - 306 sq. metres (3294 sq. feet)  
Garage - 31 sq. metres (334 sq. feet)  
Outbuilding - 20 sq. metres (215 sq. feet)  
Storage/Service Void- 17 sq. metres (186 sq. feet)  
Total - 374 sq. metres (4029 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	88
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	