



1 Mews Cottage St. Peters Lane, Dumbleton, WR11 7TL

Asking price £390,000





CHRISTIAN  
LEWIS

# 1 Mews Cottage St. Peters Lane

Dumbleton, WR11 7TL

- Quiet and highly regarded village location
- Two bedrooms
- Garage en bloc
- Views overlooking open parkland and the church
- Communal courtyard
- Attractive red brick

An attractive red brick home situated in a highly desirable village

1 Mews Cottage is an attractive and well-presented two-bedroom home, built in the elegant Georgian style and nestled within a highly sought-after village setting. This delightful property offers a combination of period charm and modern comfort, making it an ideal residence for a range of buyers.

The ground floor features a welcoming entrance hall that leads to a practical utility room and a contemporary kitchen. The kitchen is well-appointed with a range of integrated appliances, including a NEFF oven and microwave, Whirlpool hob, built-in dishwasher, and fridge/freezer. The spacious sitting/dining room is filled with natural light and offers a warm and inviting atmosphere, enhanced by a wood-burning stove and French doors opening onto the beautifully maintained communal courtyard—perfect for indoor-outdoor living.

Upstairs, the first floor comprises two generously sized double bedrooms, both enjoying pleasant views of the surrounding countryside through traditional sash windows. The principal bedroom benefits from a dual aspect and features built-in wardrobes, offering ample storage space. A stylish family bathroom completes the upper level. The property boasts a private, well-tended garden—ideal for relaxing or entertaining—along with access to the charming communal courtyard. Additionally, a garage is located in a nearby block, providing secure parking or further storage options.

This characterful cottage combines classic aesthetics with modern conveniences, all set within a peaceful and picturesque village community.



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#### Additional Information

Tenure: We understand that the property for sale is Freehold.

Local Authority: Tewkesbury Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E

EPC Rating: E

£400.00 annually paid for the management company

#### Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

#### Dumbleton

Nestled amidst the picturesque countryside, the charming village of Dumbleton is ideally situated approximately 6 miles east of the popular Cotswold village of Broadway, 6 miles south of the market town of Evesham, and around 12 miles north-east of the vibrant Regency town of Cheltenham. This delightful village boasts an attractive mix of characterful period homes and tasteful modern residences, all set against a backdrop of rolling hills and open fields.

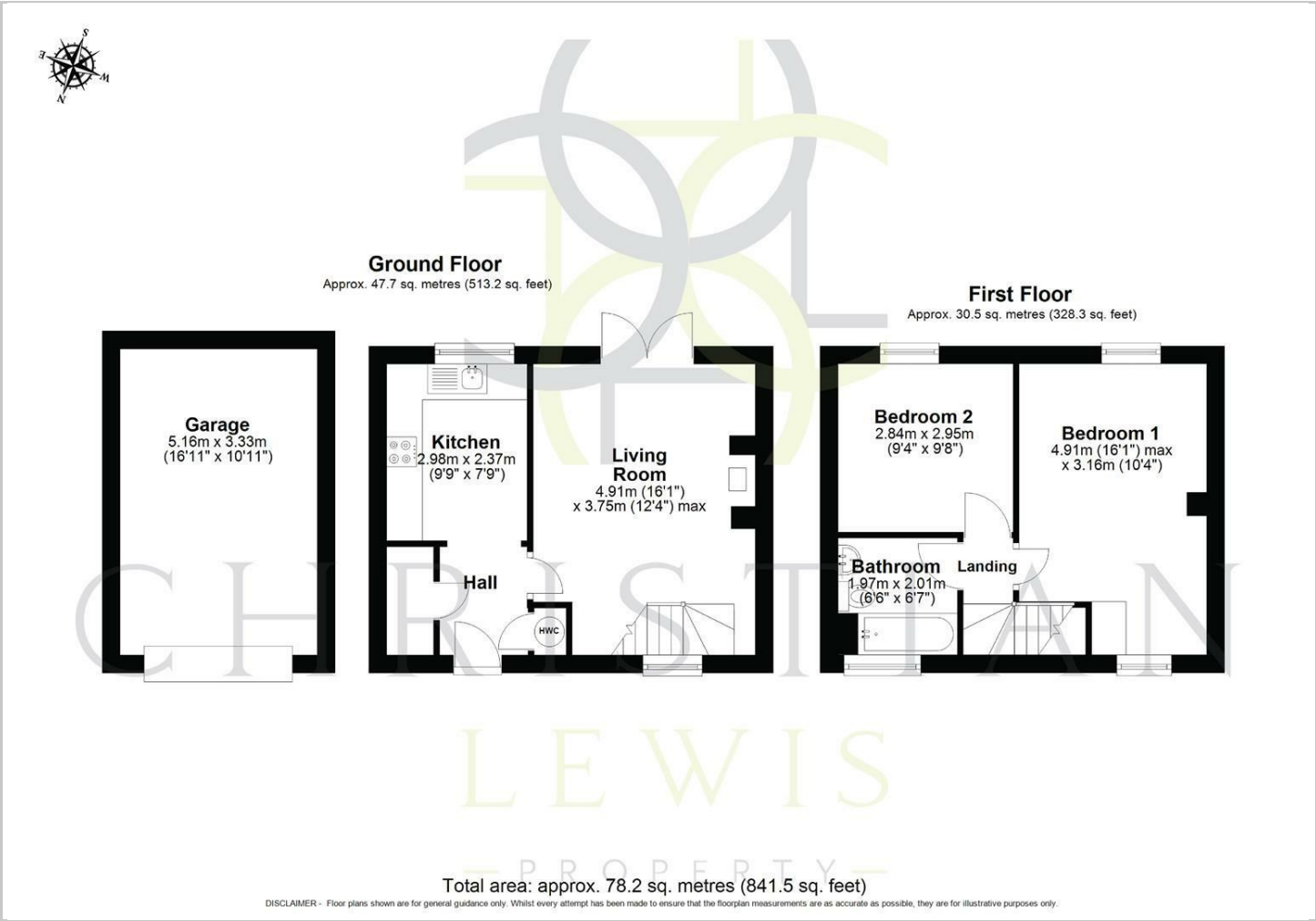
At the heart of Dumbleton lies a strong sense of community, supported by a range of local amenities and social groups. The village is home to a beautiful historic church, a welcoming village hall, and a well-attended village club. Residents and visitors alike enjoy the active gardening club, a thriving cricket club with deep local roots, and a well-maintained tennis court. Dumbleton Hall Hotel, a striking country house set in expansive landscaped grounds, offers a refined restaurant and a cosy bar, along with scenic gardens ideal for leisurely strolls.

The village benefits from excellent connectivity to several notable towns and cultural hubs, including the historic centres of Stratford-upon-Avon, Winchcombe, Tewkesbury, and Evesham. The larger towns of Worcester and Cheltenham are within easy reach, providing a wealth of shopping, educational, cultural, and recreational opportunities.





Floor Plans



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

