



A HOME WHERE MODERN LIVING FINDS ITS NATURAL FLOW



There are homes that simply offer space and then there are those that quietly shape the way you live and Number 5, The Dell is unmistakably the latter.

Constructed in 2025 by a highly regarded local developer and finished to an exacting standard, this four bedroom detached home has been designed with a clarity of purpose, creating a place where life flows effortlessly from one moment to the next.

Step inside and the central entrance hall introduces a home that feels both balanced and intuitive, where light moves easily through the space and draws you forward. Wood flooring begins here and flows seamlessly throughout much of the ground floor, enhanced by the comfort and efficiency of underfloor heating, which serves the entire level.

The living room offers a calm and inviting retreat, thoughtfully proportioned and filled with natural light. Finished with fitted carpeting, it creates a softer, more relaxed setting that adapts effortlessly from quiet evenings to time spent with family and friends. Glazed double oak doors provide a natural connection through to the open-plan kitchen and dining area, allowing the spaces to flow together when entertaining, while still offering the flexibility to create a quieter, more intimate setting when desired.

At the heart of the home, the kitchen and dining area is designed not just to impress but to be truly lived in. Light pours in from two sets of French doors creating a seamless connection to the terrace and garden beyond, where mornings begin, evenings unfold and daily life finds its natural rhythm.

The kitchen is beautifully appointed with quartz work surfaces, a full suite of integrated Bosch appliances and carefully considered lighting, bringing both function and refinement. A peninsula island provides a natural focal point, while plentiful cabinetry ensures excellent storage. Thoughtfully designed for both practicality and sociability, for entertaining and daily family life.

Practicality has been well considered, with a separate utility room offering direct access to the front driveway and garage, a cloakroom off the hallway, and a study ideally suited to modern working.





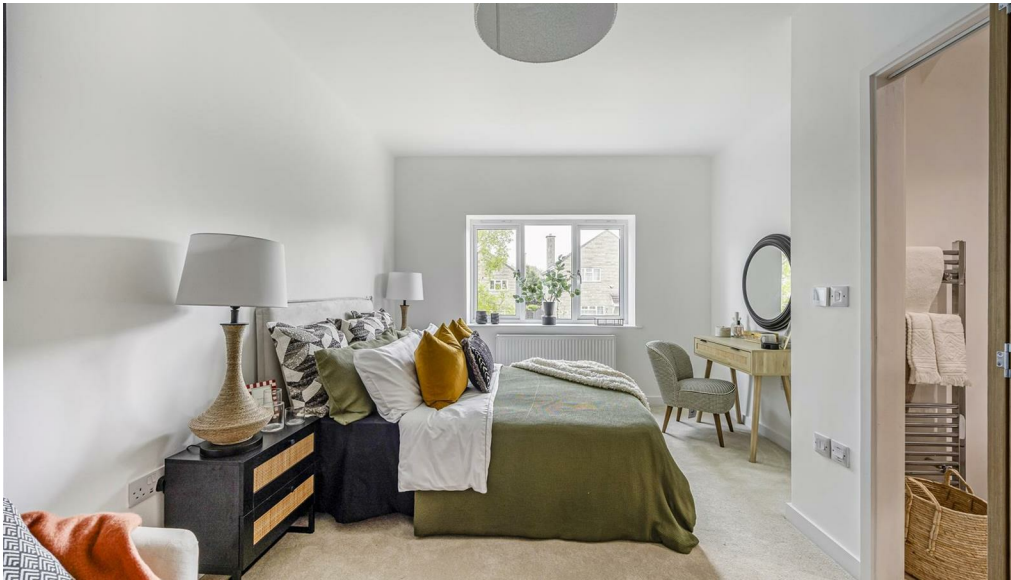
Upstairs, the sense of space and calm continues with four bedrooms, thoughtfully arranged to offer both flexibility and privacy, with a light and airy feel that enhances the overall sense of comfort and ease.

The principal and guest bedrooms each benefit from their own ensuite shower rooms, creating a level of comfort that feels both considered and effortless. Underfloor heating is provided to the ensuites and the family bathroom, which is finished with elegant tiling to both walls and floor, creating a refined and enduring finish.

The remaining bedrooms overlook the rear garden and offer well proportioned and adaptable spaces that can evolve naturally over time.







Step outside, the garden has been designed as a natural extension of the home, where a paved patio opens onto a lawned garden enclosed by fencing and hedging, offering both privacy and a sense of openness, creating a setting equally suited to long summer evenings, quiet mornings and everyday family life.

A side gate provides access to the front, where a graveled driveway leads to ample parking and an attached garage with an electric door, complemented by an EV charging point, completing a home that has been carefully considered in every detail.



Location: Situated in the heart of Bredon, Number 5, The Dell enjoys a setting that offers both connection and community. Within walking distance are a village shop, post office and doctor's surgery, while a range of local amenities support everyday living.

Educationally, the village is served by Bredon Hancock's Endowed CofE First School, with respected independent options including Bredon School, The Elms School and Malvern College all within a short drive, alongside a wider selection available in Cheltenham, approximately 10 miles away.

Council: Wychavon District Council

Council Tax: T.B.A

EPC: B

Title Number: 19067364

Tenure: Freehold

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The village takes its name from Bredon Hill, which offers far-reaching views and a network of pathways for walking, running, cycling and horseback riding. For those with an active lifestyle, there are also nearby clubs and sports facilities.

Excellent road links to Gloucester, Worcester and Tewkesbury via the A38 road, M5 motorway junction 9 and A46 road towards Evesham and Stratford. There is also direct access from Ashchurch for Tewkesbury railway station to London Paddington.

Agents note:

Benefits from a 10 year ICW warranty. This home is equipped with cutting-edge features, including an EV charging point, air source heat pump (3yrs warranty) and a 3kW SolarEdge system (25yrs warranty) with 5.12kW battery storage (12yrs warranty). Foul pump drainage connected to mains, with shared servicing and maintenance with the neighbouring property.

5 The Dell

Approximate Gross Internal Area = 174 sq m / 1873 sq ft
(Including Garage)

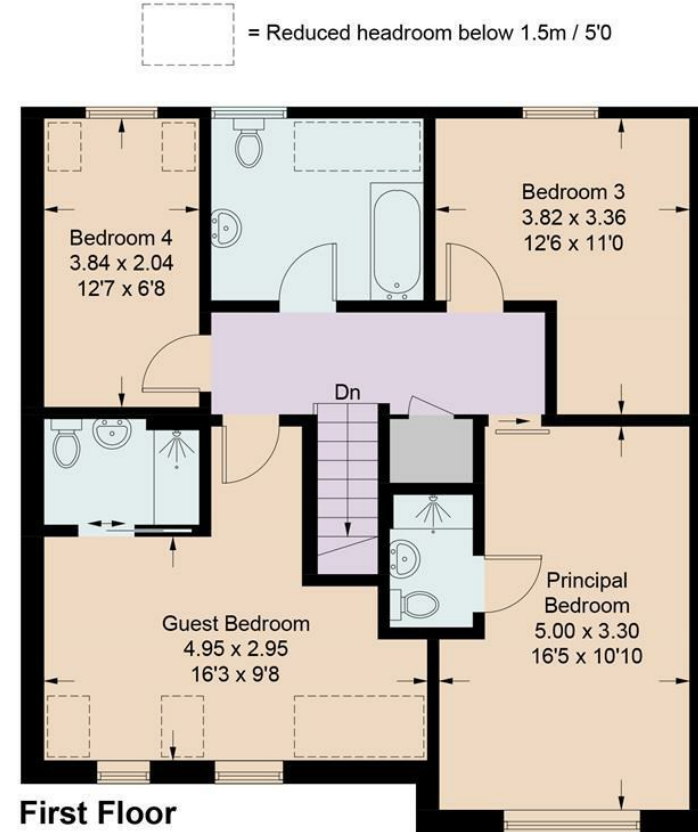


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