

Peter Clarke

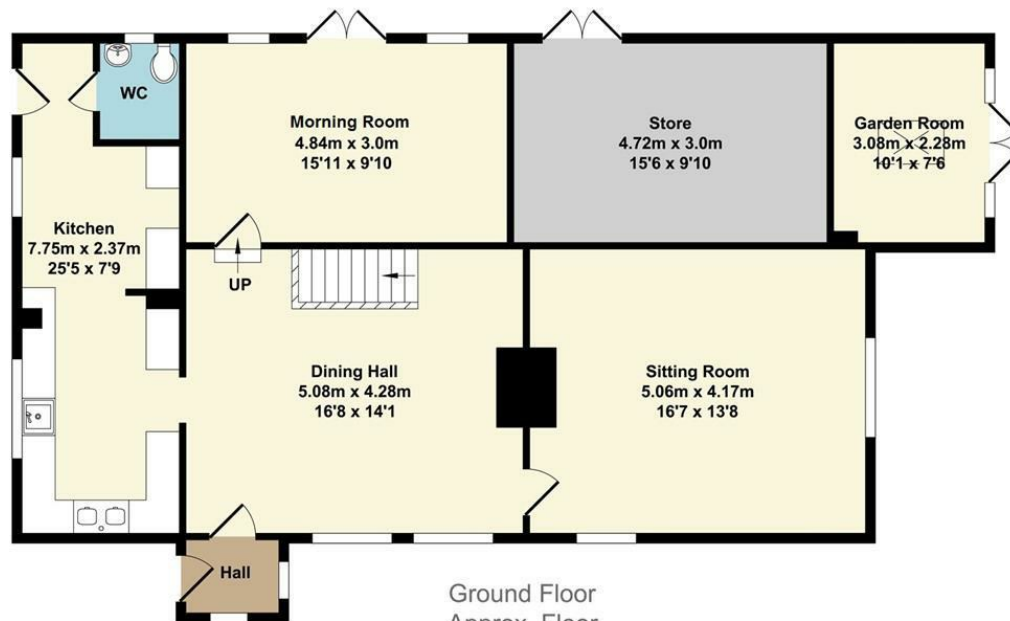


Foxleaze Cottage, East Side, North Littleton, Evesham, Worcestershire, WR11 8QW

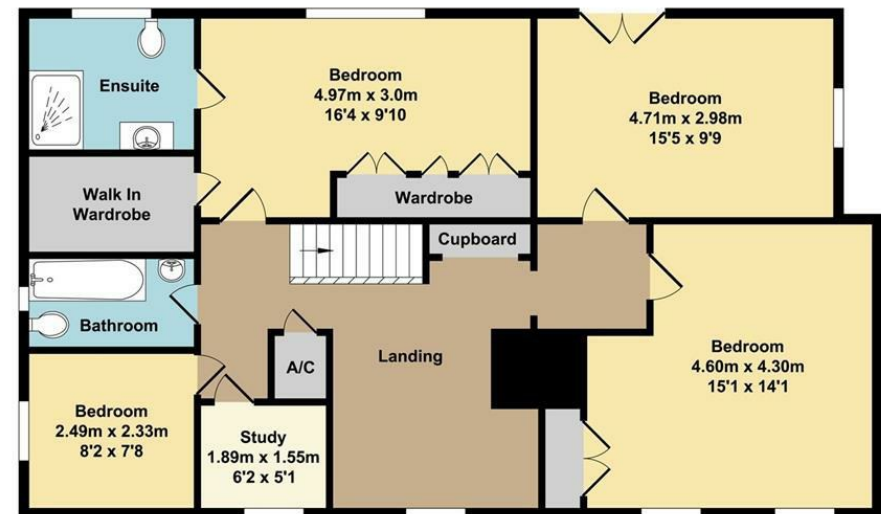
Foxleaze Cottage, East Side, North Littleton

Total Approx. Floor Area 192.87 Sq.M. (2076 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor Area
100.88 Sq.M.
(1086 Sq.Ft.)



First Floor
Approx. Floor Area
91.99 Sq.M.
(990 Sq.Ft.)



- Detached Cottage
- Three Reception Rooms
- Kitchen with Aga
- Character Features
- Four Bedrooms and Study
- Cloakroom, Family Bathroom and Ensuite
- Summer House
- Internal Store Room & Garden Room
- Two parking areas
- Cottage Garden with Outbuildings



Asking Price £575,000

A pretty detached four bedroom cottage formerly two cottages and having been extended to provide spacious and flexible family accommodation of 2076 sqft. With a classic mix of modern kitchen, bathrooms and double glazing yet still retaining character features including fireplaces, exposed beams and brickwork. Set down a quiet lane the cottage backs onto an orchard providing uninterrupted countryside views.

North Littleton is a conservation area and features a traditional country pub, The Ivy Inn, and a small convenience store and Post Office can be found in neighbouring South Littleton with more facilities located approximately four miles away in either Bidford-On-Avon or approximately five miles in Evesham. Further afield excellent shopping and entertainment can be found in either Stratford-upon-Avon (approximately 12 miles), or Cheltenham (approximately 20 miles). Honeybourne is approximately three miles away with rail services to London Paddington. Fibre optic broadband has recently been installed in the village.

ACCOMMODATION

ENTRANCE PORCH

DINING HALL

having tiled floor, multi-fuel stove/burner, exposed beams and stairs to first floor

KITCHEN

having a range of wall and base units with granite work surfaces over, feature wall with exposed brickwork, tiled floor, Belfast sink and Aga.

CLOAKROOM

having w/c and wash hand basin

MORNING ROOM

a bright and sunny room with feature fireplace and French doors leading out to the garden

SITTING ROOM

dual aspect with wood burning stove and exposed beams.

STORE

having been built to an internal specification, this space could be incorporated into the main house should a purchaser so desire.

GARDEN ROOM

accessed through French doors from the garden, with exposed stone and attractive views and built to an internal standard.

MAIN BEDROOM

double bedroom with fitted wardrobes, dressing room and ensuite shower room with underfloor heating.

BEDROOM

double bedroom with Juliet balcony providing views over the fields beyond.







BEDROOM

double bedroom with fitted wardrobes and views to the front

BEDROOM

currently used as an additional dressing room but has been previously used as a double bedroom

STUDY

with views to the front

BATHROOM

having bath with shower over, heated towel rail, wash hand basin and wc

OUTSIDE

the property is set back from the lane by a wide verge with driveway parking to either side. The pretty cottage garden has well stocked herbaceous borders and fruit trees and a brick built outhouse providing useful storage as well as a summerhouse and log stores.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



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