



◆ FRENHAM ◆ BLAKES HILL ◆ NORTH LITTLETON ◆ WR11 8QN ◆  
◆ GUIDE PRICE £745,000 ◆



- **DETACHED FAMILY HOME**
- **BEAUTIFULLY PRESENTED**
- **FULLY FITTED KITCHEN DINER**
- **CONSERVATORY**
- **SITTING ROOM AND LOUNGE**
- **FIVE BEDROOMS**
- **STUDY**
- **TWO BATHROOMS**
- **SHOWER ROOM**
- **LARGE UTILITY ROOM**
- **STUNNING GARDENS**
- **GARAGE AND OFF-ROAD PARKING**





## ABOUT THE PROPERTY...

A detached five-bedroom family home offering superbly presented spacious and flexible accommodation situated on a generous plot approaching a third of an acre. The property has a lovely light and airy feel with two bedrooms on the ground floor, three/four bedrooms on the first floor and three bathrooms. The kitchen diner is open plan to the conservatory with a lovely outlook over the rear garden. The property is double glazed and gas centrally heated and all mains' services are connected.

Approached via gated gravel in and out driveway to a canopy storm porch. The front door opens into a stunning hallway with oak flooring and stairs rising to the first floor. Oak doors lead from the hallway to all the main rooms. The sitting room to the front has an open fire and oak flooring plus double doors to the kitchen. Fitted with an extensive range of recently fitted modern wall and base units, the kitchen has quartz work surfaces and integrated Neff and Bosch appliances. It is open to the dining conservatory which has double doors to the rear garden. Off the kitchen is the utility with plumbing for a washing machine, extra sinks and access to the downstairs WC and garage.

There are two double bedrooms and a family shower room on the ground floor plus a second sitting room that is dual aspect with a log burner set in a feature fireplace.

On the first floor there are three bedrooms and a study plus a lovely family bathroom. The master bedroom has its own ensuite and built-in storage.

Outside there is ample parking to the front for several vehicles and a large rear garden which is mainly laid to lawn with three patio areas and a summer house. The mature trees and bushes provide an excellent level of privacy.

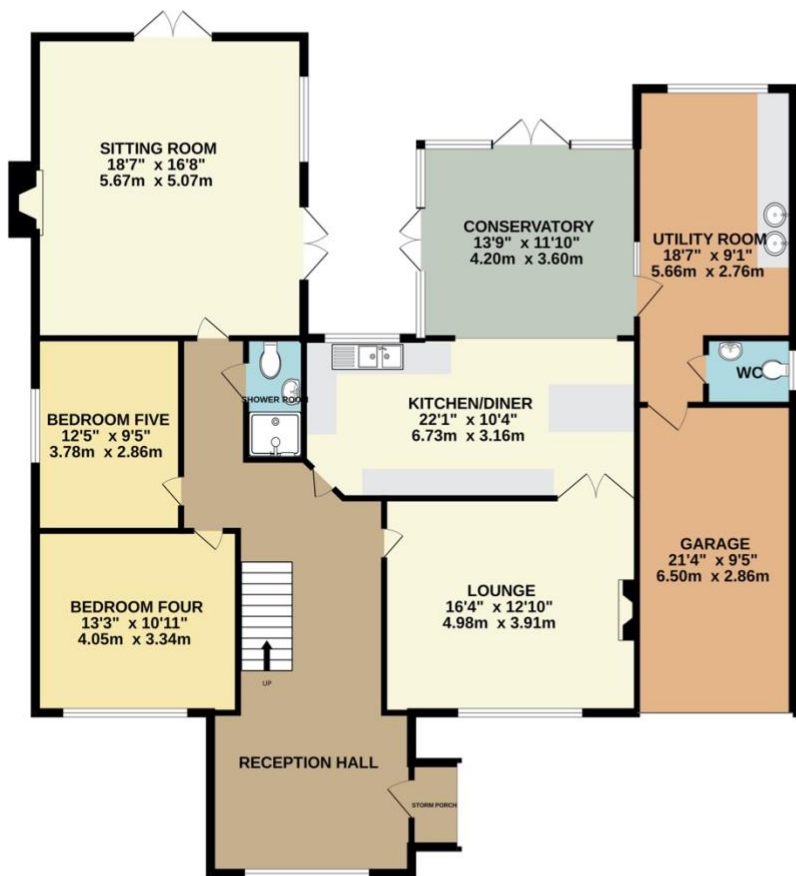


## ABOUT NORTH LITTLETON...

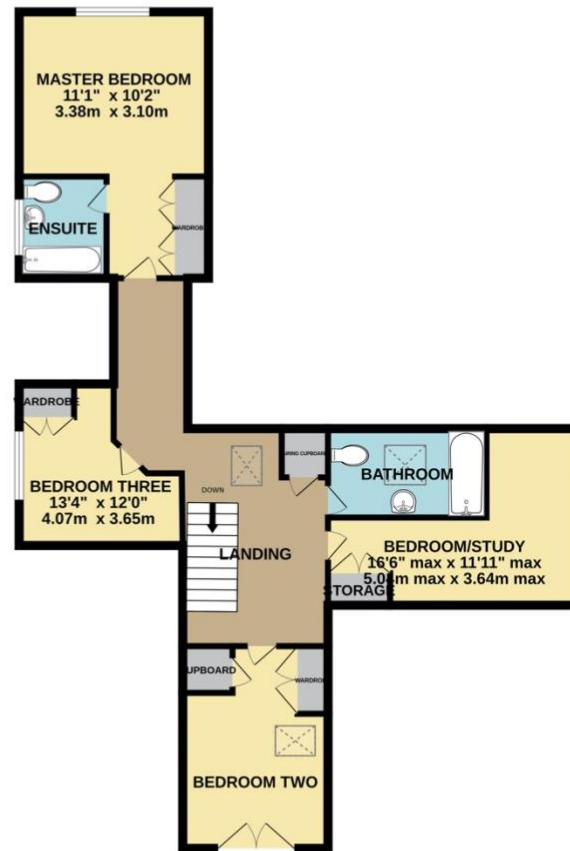
Nestling within the beautiful Vale of Evesham, the tiny village of North Littleton is rural and idyllic, yet ideally situated for ease of access by either road or rail. Honeybourne station is just 2.4 miles away and the Market Town of Evesham is 5 miles.

In close proximity to the Cotswolds, Stratford-upon-Avon and the Malvern Hills, the parish comprises the villages of North Littleton and Middle Littleton and is located near the larger settlement of South Littleton. North Littleton has many local facilities including St Nicholas Church, a public house and football club. The village of South Littleton, about 1 mile away, has a village shop as well as a tennis club and bowling club.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



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