



◆ CHILLON ◆ SHINEHILL LANE ◆ SOUTH LITTLETON ◆ WR11 8TP ◆  
◆ GUIDE PRICE £750,000 ◆



- **RENOVATED DETACHED BESPOKE FAMILY BUNGALOW**

- **LARGE PLOT WITH AMPLE PARKING**
- **DOUBLE GARAGE**

- **FIVE DOUBLE BEDROOMS**
- **OPEN PLAN LIVING SPACE**



## ABOUT THE PROPERTY...

A fantastic opportunity to **CHOOSE YOUR OWN** kitchen, bathrooms, flooring, décor etc. to create a superb bespoke family home. This completely renovated detached bungalow is situated on a large plot with ample parking and large double garage has **FIVE DOUBLE BEDROOMS**, three bathrooms and a massive open plan living space over 9 metres long! The property is double glazed and gas centrally heated.

Driveway and path lead to the front door opening into a spacious hallway giving access to all the main rooms. The five double bedrooms are all well-proportioned with the master and second bedrooms both having ensembles plus there is a further family bathroom. Also, off the hallway there is access to an inner courtyard area that could create a stunning private area. The open plan kitchen diner family room is huge with bi-fold doors to the inner courtyard and rear garden and will be an amazing part of this property.

The garage has power and lighting and has pedestrian access from both the utility room and rear garden.

Viewings essential to appreciate all the property offers and the potential to create a stunning home.



## ABOUT SOUTH LITTLETON...

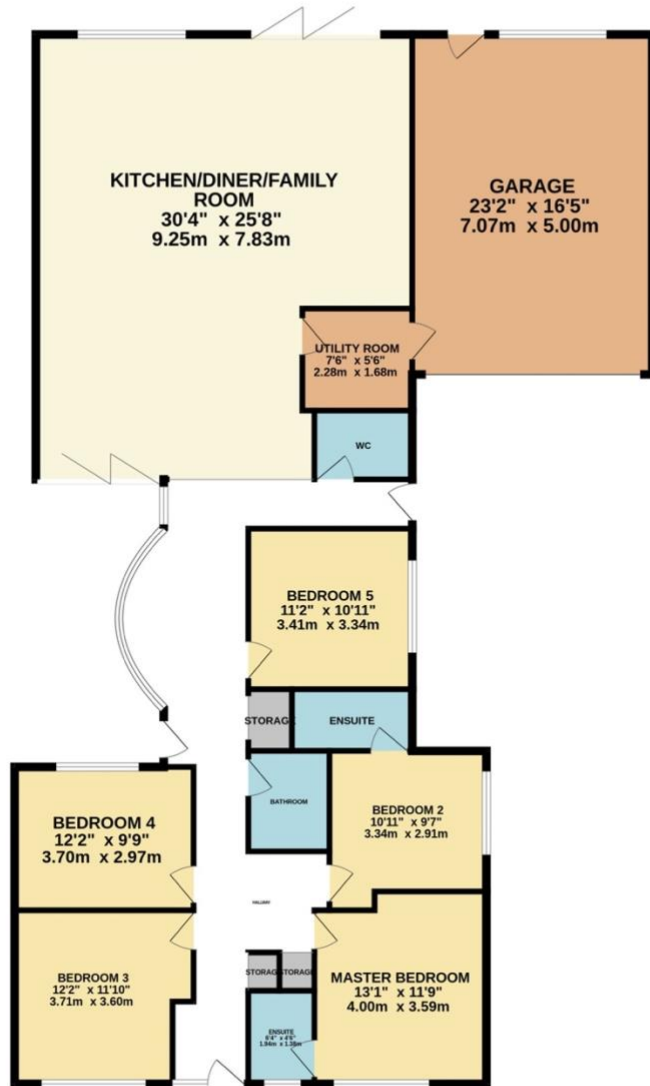
The popular village of South Littleton forms part of a series of villages known as 'The Littletons' within the market garden of England known as The Vale of Evesham. The area as a whole is criss-crossed with public footpaths and bridleways providing endless opportunities for riding and walking. The village of South Littleton enjoys an active community with a renowned first school, village shop, post office, fish and chip shop and parish church, whilst being convenient for both nearby Evesham and Stratford upon Avon.

The nearby riverside centre of Evesham and the historic centre of Stratford-upon-Avon offer excellent opportunities for shopping, leisure and education together with the picturesque village of Broadway which is also nearby.

South Littleton is located midway between Evesham and Bidford on Avon and it should be noted that the area enjoys excellent road links to the motorway network M5, M40 & M42 along with a mainline train station to London Paddington. The larger centres of Worcester, Cheltenham and Stratford upon Avon are all within 20 miles.



GROUND FLOOR  
2221 sq.ft. (206.3 sq.m.) approx.



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.

◆ CHATTERTON ESTATE AGENTS ◆

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TOTAL FLOOR AREA : 2221 sq.ft. (206.3 sq.m.) approx.

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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