

THE VICARAGE, BECKFORD,
WORCESTERSHIRE, GL20 7AN



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The Vicarage is situated in an enviable position, towards the end of this sought after no through road and at the foot of Bredon hill. This substantial detached family house offers in brief four bedrooms, three bathrooms, a large east facing garden and off road parking for several vehicles.

DESCRIPTION

The Vicarage is a modern detached family house set in mature gardens and grounds towards the end of a desirable cul-de-sac of similar properties. The property is set back from the road with a driveway and attractive front garden. The front door leads into a generous entrance hall which has a cloak/shower room and a useful boot room. The ground floor accommodation is both light and spacious, with the principal rooms predominantly facing the garden on the Eastern side of the house. The modern kitchen measures an impressive 24'2 and has been upgraded and offers a wide range of wall and base level storage units, integrated appliances, double doors to the rear garden and a door opening into a large utility room. There is a formal dining room and a large living room with a wood burning stove, again with doors to the garden. The first floor provides four double bedrooms, With the principal enjoying an impressive en suite with a modern corner bath and a separate shower, whilst the remaining three bedrooms share a family shower room. Outside and to the rear of the house is a landscaped garden that is mainly laid to lawn. with borders planted with a variety of mature trees and shrubs and a patio seating area. A detached double garage that has been partially converted and has gated side access completes the rear. To the front is a further lawn, driveway and parking for several vehicles.





SITUATION

Located on the edge of this popular Bredon hill village adjoining open fields and enjoying stunning views over the same. Beckford is a charming rural village which offers several amenities including a village pub/hotel, animal hospital, silk mill, thriving tennis/bowls club and a proactive parish church. The larger centres of Winchcombe and Bishops Cleeve are both within six miles offering a good range of shops, supermarkets, and secondary schools. Tewkesbury and Cheltenham are some 6 and 10 miles respectively, the latter providing a wide array of bespoke shops and several internationally recognised schools.

GENERAL INFORMATION

Services:
Mains water and electricity are connected to the property.
Sewerage is a biodisc system
Gas oil system heats the property.
Local Authority:
Wychavon District Council: 03004 560560
Council Tax Band: (G) - £2728.00 (2025/2026).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area 2361 sq ft - 219 sq m

Ground Floor Area 1144 sq ft – 106 sq m

First Floor Area 867 sq ft – 81 sq m

Garage Area 350 sq ft – 32 sq m

