



Church House, Middle Littleton, Worcestershire

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A lovely stone-built Listed village house in a **large mature private garden**, very extensive off-road parking, garage and outbuilding and with a paddock.

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## Summary of accommodation

Hall | Sitting room | Dining room. Kitchen/breakfast room | Pantry | Study | Cloakroom | Utility room | Porch

Large landing | Principal bedroom with dressing room and en suite bathroom | Three further double bedrooms with fitted wardrobes  
Family bathroom

Double garage | storage/workshop | Lovely secluded mature gardens | Paddock

In all about 1.53 acres

## Distances

Honeybourne Railway Station 4 miles, Evesham 3.5 miles (trains to London Paddington from 1 hour 41 minutes)

Stratford-upon-Avon 12 miles, M5 (J9) 15 miles, Cheltenham 20 miles, Worcester 24 miles, Birmingham International Airport 33 miles

(All distances and times are approximate)



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## Situation

Middle Littleton is a charming village comprised mainly of attractive stone houses and cottages. It also has the National Trust-owned impressive Tithe Barn, St Nicholas Church, and a Jacobean Manor House. There is a village hall, WI and village football team. The property lies within the village Conservation Area. There is a primary school in South Littleton and The Ivy Public House in North Littleton. Blackminster Secondary School is close by. Broadway, Chipping Campden and other Cotswold villages are within easy reach.

There is a selection of independent schools locally, including King Henry's in Evesham. Mainline train services from Honeybourne 1 mile and Evesham, and the motorway networks (M5 and M40) is easily accessible. Local footpaths and bridleways provide excellent access to the surrounding countryside.

There are a number of golf courses in the area, as well as racing at Cheltenham, Worcester, and Stratford-upon-Avon.

## The property

Believed to date back, in part, to the 1600s, Church House has been well maintained during the current owner's tenure and sits in a substantial plot of 0.61 of an acre in an enviable location, situated alongside the grounds of St Nicholas Church and with a separate paddock approaching an acre.

The property provides four bedroom accommodation in excess of 2700 sq ft, which is laid out over two floors and retains a great deal of character, from flagstone floors to wood panelling, exposed stonework and timber beams, including ancient cruck timbers, which could signify an even older heart to this fascinating property.

A spacious reception hall with a cloakroom leads to a generous kitchen/ breakfast room, which is undoubtedly the focal point of the home, overlooking the beautiful front garden and providing open-plan living, conducive to modern family life. The kitchen is well-equipped, with a walk-in pantry and provides ample space for a large dining table, as well as further seating in front of the fire.











A separate dining room and a sitting room are situated at the other end of the hall, both with a range of character features, the latter benefiting from an attractive fireplace with inset gas fire, and the dining room has been finished with beautiful wood panelling. There is a dual-aspect study and a utility/boot room with an enclosed porch leading to the parking area and garage.

The first floor plays host to an impressive principal bedroom, complete with a large en suite bathroom and a walk-through dressing room with built-in wardrobes. There are three further, spacious south-facing bedrooms with fitted wardrobes and a family bathroom.







**Approximate Gross Internal Floor Area**

House: 256 sq m (2,756 sq ft)

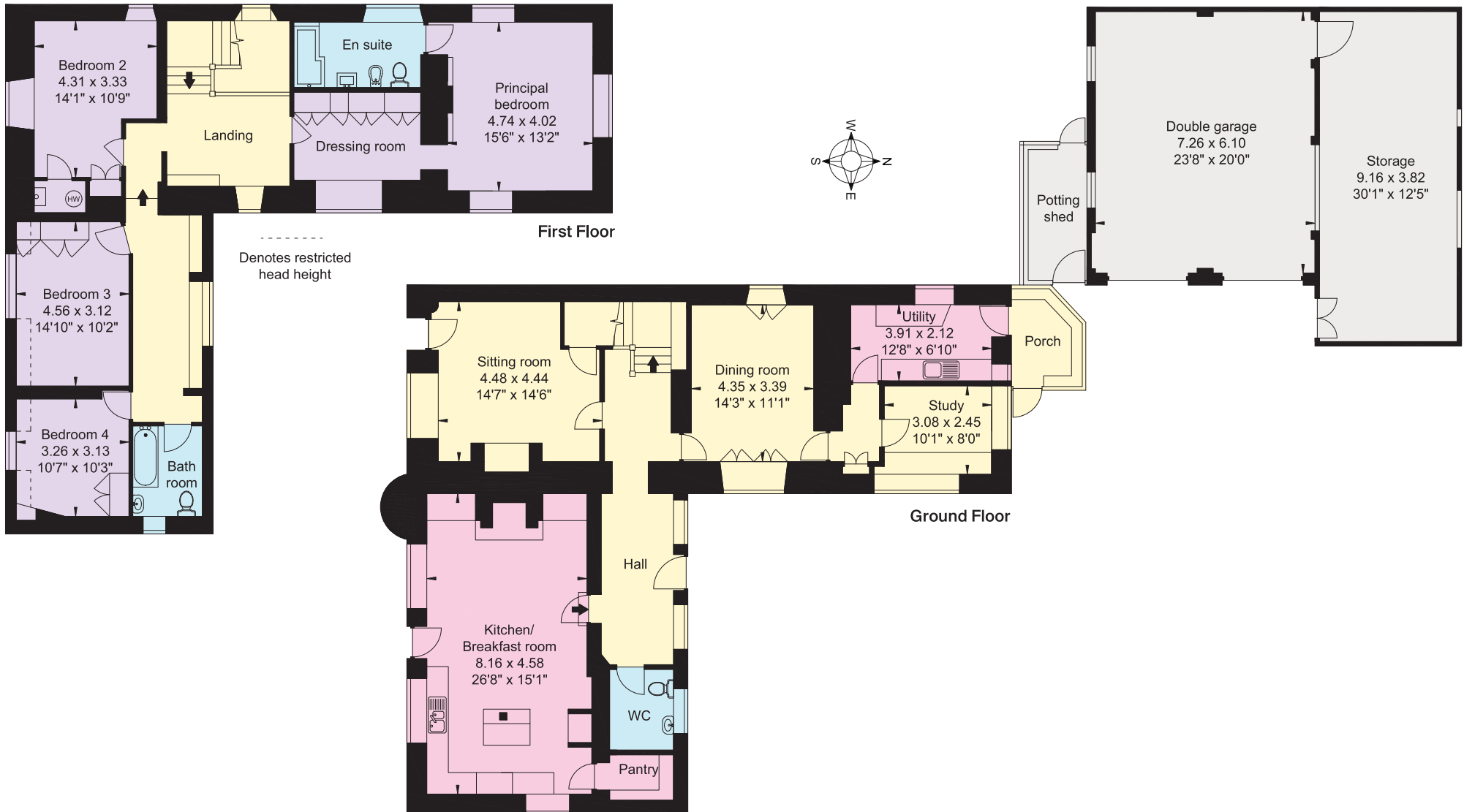
Outbuildings: 87 sq m (937 sq ft)

Total: 343 sq m (3,693 sq ft)

inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







## Gardens and grounds

The grounds at Church House extend to 1.53 acres, split between mature, formal gardens and a separate paddock. The property has Cotswold stone walling, mature hedging, trees and a hard-standing ideal for a horse box. The gardens envelop the property and are well-stocked and beautifully maintained with mature planting, shrubs and trees, well-manicured formal lawns and a range of paved terraces in order to enjoy outdoor entertaining. By the entrance, a gravel driveway provides parking for several vehicles and secure, internal gates lead to a further driveway, double garaging and an extensive workshop. Behind the outbuildings is a vegetable garden with a stunning outlook over the grounds of St Nicholas Church. A pedestrian right of way to the church exists between the rear garden and the ancillary vegetable garden.

## Services

Mains water, gas, drainage and electricity are connected to the property. Gas-fired central heating. Telephone and Broadband are available.





## Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

## Directions (WRII 8LN)

What3Words ///think.throat.purely

## Viewing

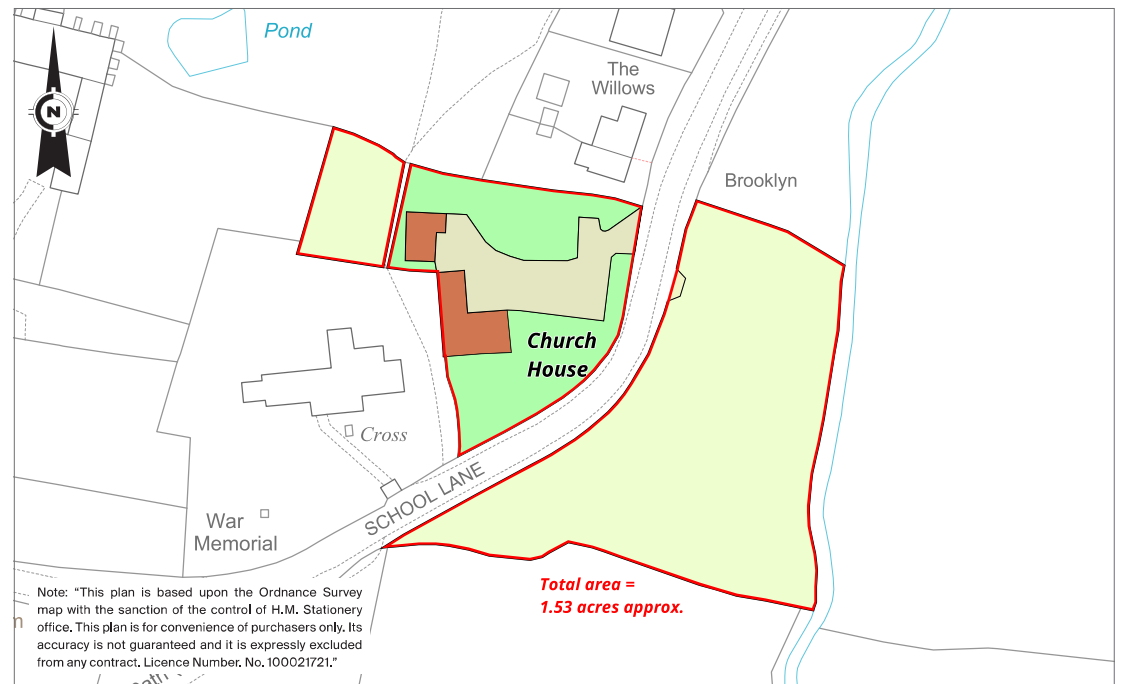
By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

**Local Authority:** Wychavon District Council: 01386 565000.

**Council Tax:** BandG



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated Summer 2023.

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Date: 14 June 2024  
Our reference: STR012366501

## Church House, School Lane, Middle Littleton, Evesham, WR11 8LN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £925,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully

A stylized, handwritten signature in black ink that reads 'Knight Frank'.

**KNIGHT FRANK LLP**

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