



East Side, North Littleton, WR11 8QW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A wonderful opportunity to purchase this attractive, four bedroom detached cottage situated on a quiet lane backing on to an orchard with unspoilt countryside views. This impressive character home occupies a substantial plot and offers four bedrooms, three reception rooms, two bathrooms and a study. Throughout this pretty cottage is a wealth of original features including exposed beams, brickwork and fireplaces.

## Location

This property forms part of a conservation area. North Littleton is part of a collection of pleasant villages known as the "Littletons" and has plenty of amenities such as local shop, village hall, post office and well established pub called "The Ivy Inn".

## Ground Floor

The porch leads to the open dining hall with burning stove, a modern, well-equipped kitchen with Aga, airy sitting room with wood burning stove and dual aspect windows, sunny morning room with patio doors, bright garden room overlooking the mature garden, useful workshop area with scope to be converted and w.c.

## First Floor

Spacious landing leading to main bedroom with fitted wardrobes, dressing room and en suite with underfloor heating. Three further double bedrooms one of which benefits from a Juliet balcony enjoying open field views.

Family bathroom, study and storage cupboards.

## Outside

The property benefits from two driveways offering plenty of off road parking from the lane. The substantial garden is mature with an array of shrubs and trees and brick built outhouse with good storage, peaceful sitting area and useful summerhouse.









# Key Features

- FOUR BEDROOMS
- DETACHED CHARACTER COTTAGE
- SUBSTANTIAL PLOT
- THREE RECEPTION ROOMS
- BEAUTIFUL SUNNY GARDENS
- CHARACTER FEATURES
- OVER 2000 SQ FT
- OUTBUILDING AND SUMMER HOUSE
- CONSERVATION AREA

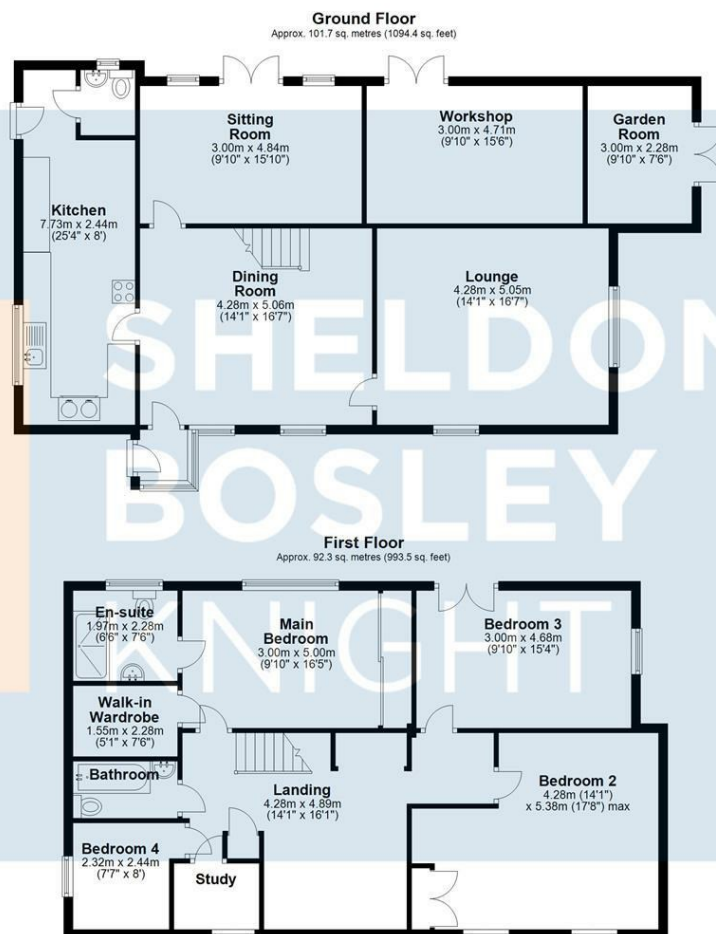
**Offers Over  
£500,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority -  
Wychavon



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