



**Shinehill Lane, South Littleton, WR11 8TP**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Lyndhurst is a charming period home situated on a sought-after residential road. Occupying a generous plot, it boasts a beautifully presented rear garden and a gravelled driveway providing convenient off-road parking to the side.

The ground floor offers two well-appointed reception rooms, both tastefully presented with log burning stoves, along with a spacious conservatory featuring double doors that open onto the garden. The kitchen is fitted with a range of wall and base units, an integrated cooker and hob, and space for a fridge/freezer and a washing machine. A useful ground-floor WC completes the accommodation on this level.

On the first floor, there are three well-proportioned bedrooms and a family bathroom. The second floor is dedicated to an impressive primary bedroom, complete with fitted wardrobes and an en-suite shower room.

Outside, the rear garden is beautifully maintained, predominantly laid to lawn with a patio area, flower beds, and a variety of shrubs and bushes. There is also side access leading to the front of the property.







## Key Features

- FOUR BEDROOM FAMILY HOME
- TWO WELL-APPOINTED RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN
- GROUND FLOOR WC
- FAMILY BATHROOM
- PRIMARY BEDROOM WITH EN-SUITE SHOWER ROOM & BUILT-IN WARDROBES
- BEAUTIFUL REAR GARDEN
- DRIVEWAY
- EPC = E

**Offers Over  
£400,000**



### South Littleton

The charming village of South Littleton is one of three settlements collectively known as 'The Littletons,' nestled in the heart of the Vale of Evesham. The surrounding countryside is rich with public footpaths and bridleways, making it an ideal location for walking and horse riding. South Littleton itself boasts a vibrant community, featuring a well-regarded first school, a village shop, a post office, a fish and chip shop, and a historic parish church. Additionally, it offers easy access to Evesham, Broadway, and Stratford-upon-Avon, all of which provide excellent shopping, leisure, and educational facilities.

### Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Band D

EPC Rating: E

### Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





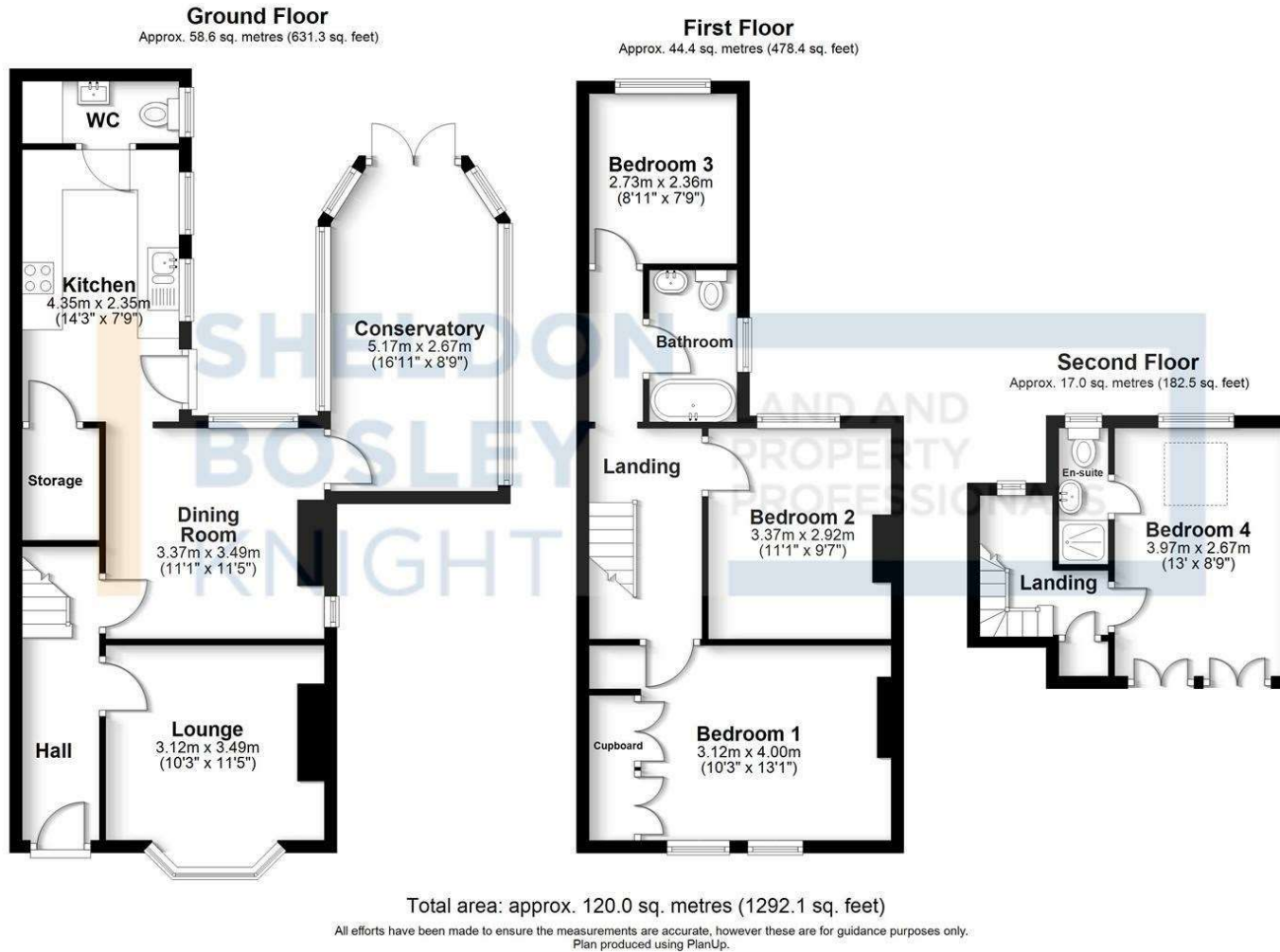








# Floorplan



EPC Rating - E

Tenure - Freehold

Council Tax Band - D

Local Authority  
Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee