



Barnes Close, East Side, North Littleton, WR11 8QW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Barnes Close is a quintessential family home, perfectly positioned in the heart of the village. Tucked away in a discreet and private setting, this charming residence is set within approximately two-thirds of an acre of beautifully landscaped gardens. The property also boasts a spacious barn, offering substantial scope to create further accommodation, making it an exciting opportunity for those seeking additional space or a potential conversion project.

The property is a truly enchanting property, combining period charm with modern comfort, all set within a stunning and private garden setting.

Set in the sought-after Littletons, the property enjoys a peaceful village setting just four miles from the market town of Evesham. The village offers a parish church, the welcoming Ivy Inn, the National Trust's Tythe Barn, and a mix of period and contemporary homes.

Honeybourne Railway Station, four miles away, provides direct links to London Paddington, while the picturesque Cotswold villages of Broadway and Chipping Campden are within easy reach. The larger centres of Worcester, Stratford-upon-Avon, Cheltenham, and Birmingham offer excellent shopping, education, and leisure opportunities.





Key Features

- Charming family home in a private village setting.
- Set on two-thirds of an acre with landscaped gardens.
- Sitting room with inglenook fireplace and log burner, leading to a second sitting room and conservatory.
- Spacious kitchen/dining area with Rangemaster, island, skylights, and double doors to the garden.
- Versatile ground floor with study, cloakroom, and dining room/bedroom.
- Primary bedroom with built-in wardrobes and en-suite.
- Two further bedrooms plus spacious landing with storage.
- Large barn with up-and-over doors, offering conversion potential.
- Beautiful gardens with mature trees, orchard, and brook.
- Energy Performance Rating - C

Guide Price
£775,000

Property Description

Upon entering, you are welcomed into a spacious entrance hall, setting the tone for the generous proportions found throughout the home. The sitting room exudes warmth and character, featuring an inglenook fireplace with a log burner and exposed beams that highlight the home's period charm. This inviting space flows seamlessly into a second sitting room, providing a versatile area for relaxation before leading into the conservatory, which enjoys wonderful views over the garden. The country-style kitchen and dining area is a delightful space, filled with natural light from two skylights. It is well-appointed with a Rangemaster cooker, ample base cupboards, a central island, and double doors that open onto the garden, with the addition of a separate utility room. A study, complete with a sink and a rear door to the garden, offers a practical and flexible workspace. There is also a ground-floor cloakroom, and a versatile ground-floor bedroom, currently used as a dining room.

Upstairs, the spacious landing enhances the sense of openness, providing additional storage and access to the loft. The primary bedroom is a generous and light-filled retreat, boasting built-in wardrobes and a private en-suite bathroom with storage. There are two further well-proportioned bedrooms, both enjoying pleasant views, and a family shower room.

The grounds of Barnes Close are truly a highlight, enveloping the property in lush greenery and carefully curated planting. The front garden is mainly laid to lawn, framed by a delightful mixture of mature trees, vibrant flower beds, and a recently built Cotswold stone wall. A gravelled driveway meanders around the side of the property, leading to ample parking and the substantial barn, which benefits from double up-and-over doors and presents an exciting opportunity for a potential conversion. To the rear, the gardens are simply spectacular, stretching out behind the house in a beautifully landscaped haven. A patio area provides the perfect spot for alfresco dining, while thoughtfully placed garden seating invites relaxation amongst nature. The grounds feature a variety of mature trees, a generous orchard, and a brook at the far end, creating a tranquil and idyllic setting.

Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Band F

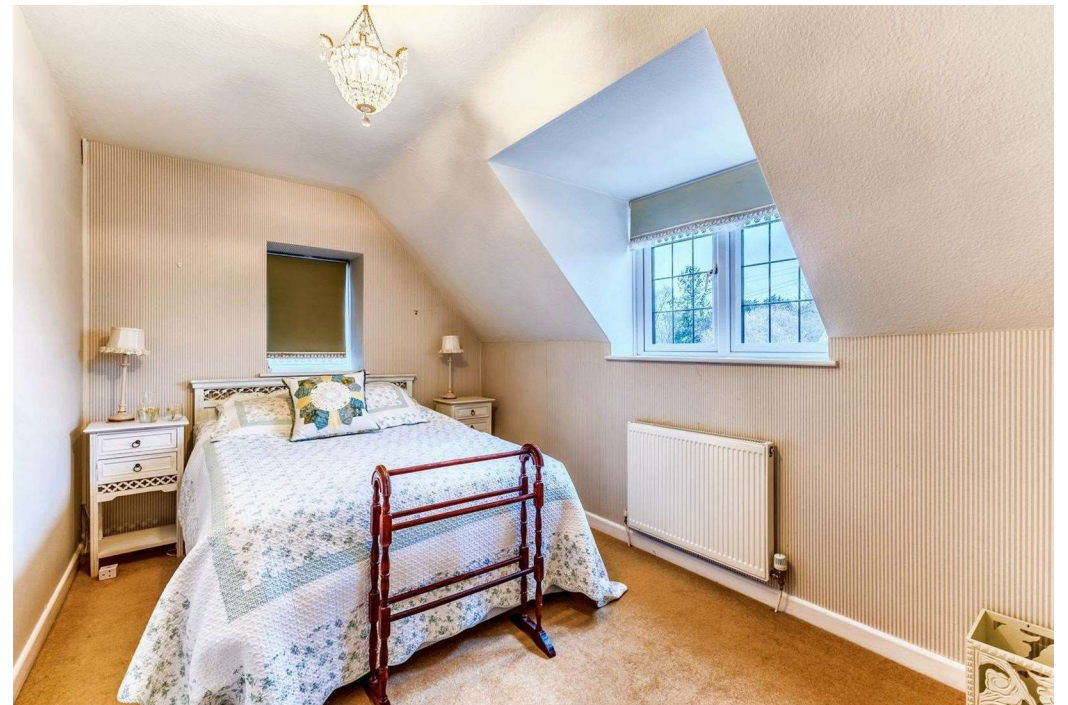
EPC Rating: C

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.

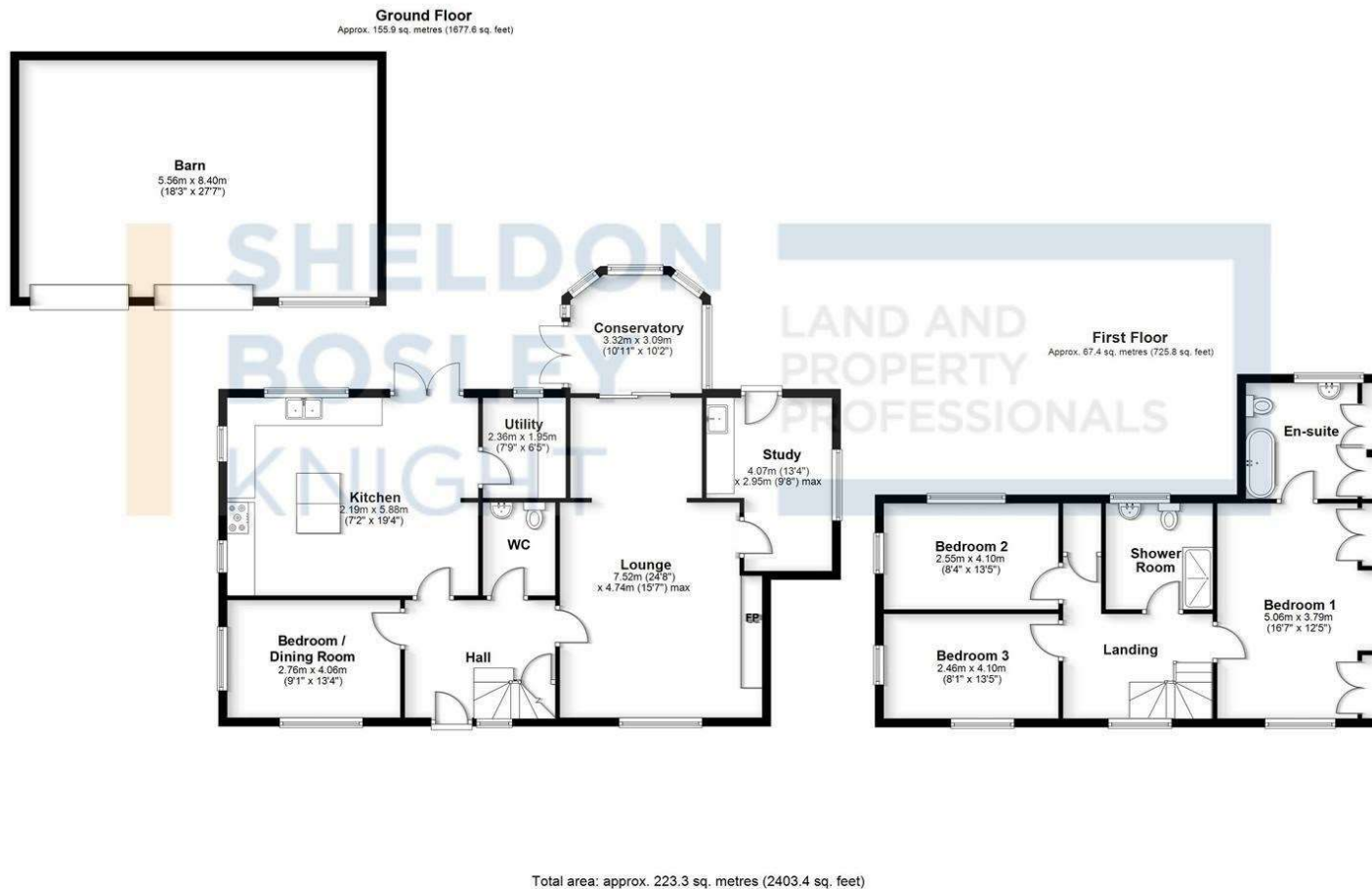
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority
Wychavon District Council

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