



Blakes Hill, North Littleton, WR11 8QN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Set in the heart of North Littleton, this beautifully refurbished 18th century four-bedroom character home sits within a generous 0.34-acre plot and offers a perfect blend of period charm and modern comfort. Located within a designated Conservation Area, the property enjoys a private position set back from the road, with ample parking, a double tandem garage with inspection pit, and extensive gardens to the front and side.

Internally, the accommodation is both spacious and versatile, arranged over three floors. A large and welcoming reception hall leads to a stylish open-plan kitchen/dining room fitted with wood block work surfaces, integrated appliances, and space for a range cooker. There are two generous reception rooms — one featuring an impressive inglenook fireplace with a multi fuel wood burner and bread oven, the other with a charming cast iron fireplace — both ideal for entertaining or relaxing.

Upstairs, the first floor offers four well-proportioned bedrooms, including a spacious principal bedroom with en-suite, and a modern family bathroom. Character touches such as latched doors, exposed beams, and wooden floors continue throughout. A staircase leads to the second-floor loft room, currently used as a flexible space, ideal as a home office, guest room, or playroom.

Outside, the landscaped gardens are mainly laid to lawn with mature trees and shrubs, a gravelled seating area, and a gated path that wraps around the property. Additional outbuildings include a workshop and garden sheds, while the double tandem garage and gravelled driveway offer secure off-road parking for multiple vehicles.

North Littleton itself is a desirable rural village with a pub and easy access to nearby Bidford-on-Avon, Evesham, and Honeybourne railway station, offering direct services to London Paddington. With character features throughout, stunning grounds, and excellent transport links, this is a rare opportunity to enjoy countryside living in comfort and style.





Key Features

- FOUR BEDROOM 18TH CENTURY CHARACTER HOME
- SET ON 0.34 ACRE PLOT IN CONSERVATION AREA
- BEAUTIFULLY REFURBISHED THROUGHOUT
- TWO SITTING ROOMS WITH FEATURE FIREPLACES
- SPACIOUS KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE
- ADDITIONAL LOFT ROOM FOR FLEXIBLE USE
- AMPLE PARKING AND DOUBLE TANDEM GARAGE WITH INSPECTION PIT
- MATURE GARDENS WITH WORKSHOP AND SHEDS
- EPC RATING = D

Guide Price
£875,000

Location

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.

Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Band E

EPC Rating: D

Heating: Mains gas central heating

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.

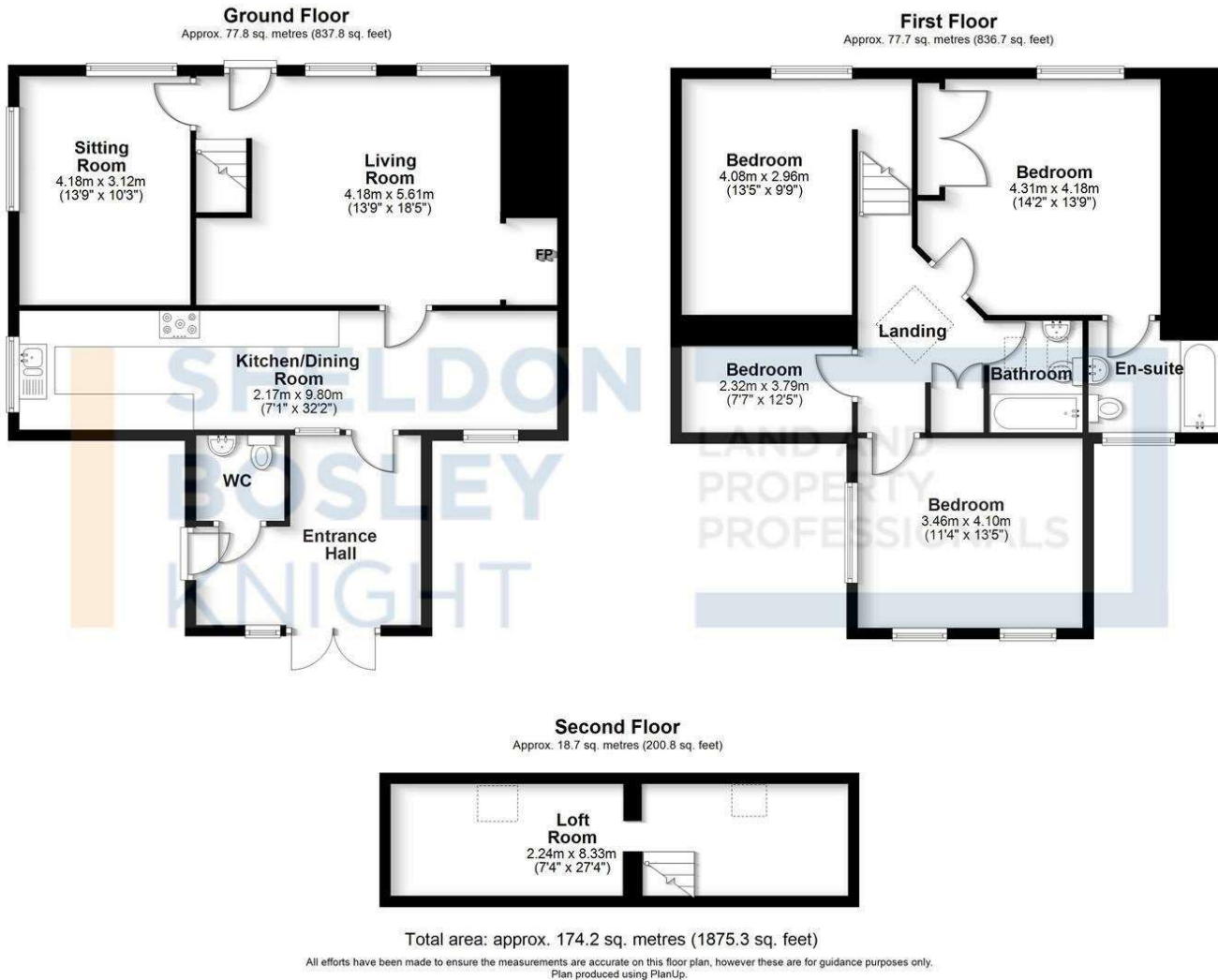
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

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