



East Side, North Littleton, WR11 8QW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This impressive family home is located in the desirable and peaceful village of North Littleton, offering both space and comfort across two well-planned floors. Positioned on a generous plot of approximately 0.37 acres, the property enjoys ample driveway parking and a double garage, perfect for family living or those who enjoy entertaining.

On the ground floor, a welcoming entrance hall leads through to a spacious living room with fireplace and an adjoining conservatory. The dining room sits centrally and connects to a kitchen/breakfast room, which also benefits from a separate utility room. A study provides a quiet space to work from home, and there is also a convenient downstairs WC.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. The remaining bedrooms are served by a family bathroom, all set off a bright galleried mezzanine landing that adds a lovely sense of space.

Outside, the extensive rear garden is mainly laid to lawn with patio seating areas, providing a perfect setting for outdoor living. This grand home offers an exceptional opportunity for families seeking space, privacy, and a sought-after village location.





Key Features

- LOCATED IN SOUGHT-AFTER NORTH LITTLETON
- SET ON A 0.37 ACRE PLOT
- SPACIOUS FAMILY HOME OVER TWO FLOORS
- FOUR BEDROOMS AND TWO BATHROOMS
- SPACIOUS LOUNGE WITH CONSERVATORY
- OPEN KITCHEN/BREAKFAST ROOM WITH UTILITY
- SEPARATE DINING ROOM AND STUDY
- DOUBLE GARAGE AND AMPLE PARKING
- EXTENSIVE GARDEN
- EPC RATING = C

Guide Price
£800,000

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 F

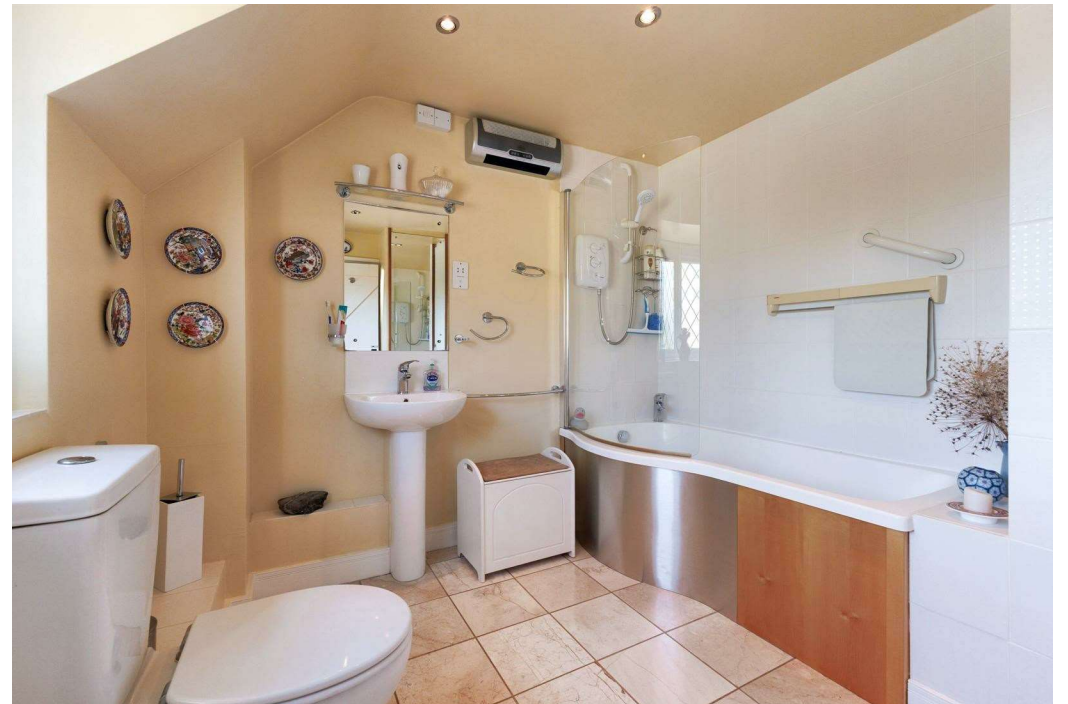
EPC Rating: C

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.

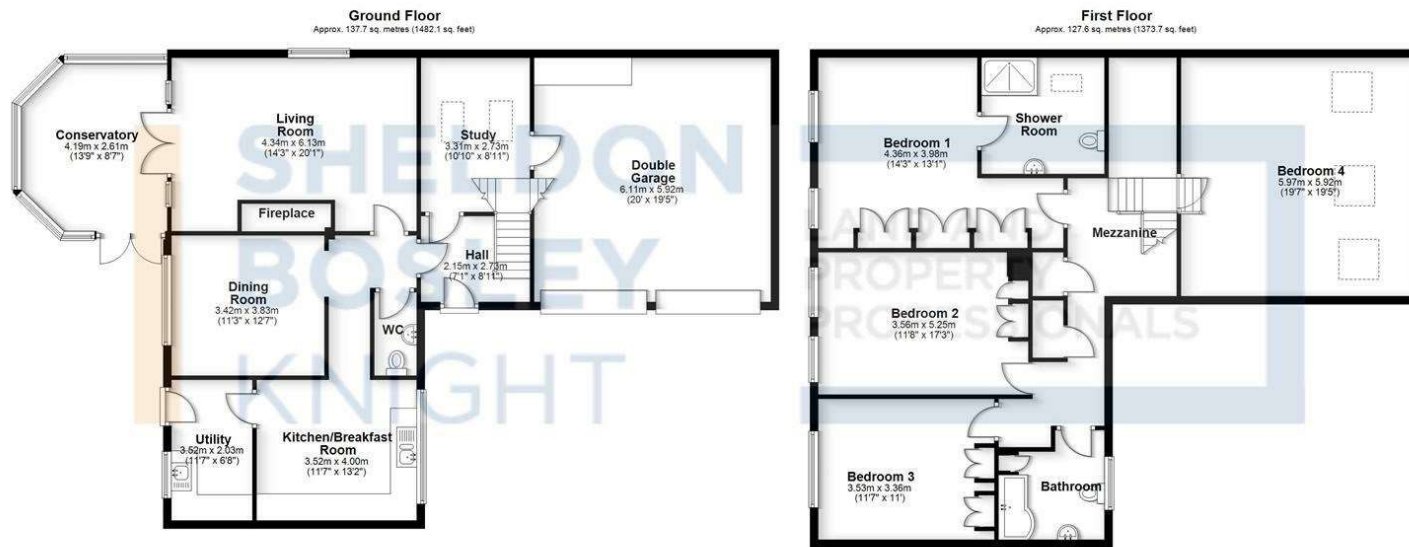
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 265.3 sq. metres (2855.8 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using Planity



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Council Tax Band - F

Local Authority
Wychavon District Council

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