



Wood Lane, Ashton-Under-Hill, WR11 7SQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This beautifully presented four-bedroom semi-detached home is situated in the highly sought-after village of Ashton-under-Hill, nestled at the foot of Bredon Hill. The property enjoys a peaceful village setting while offering spacious, modern living accommodation arranged over two floors, and is being offered to the market chain free.

The ground floor features a welcoming entrance hall leading to a generous lounge with a front aspect. To the rear is an impressive open-plan kitchen/dining room that spans the full width of the property, with double doors opening onto the garden. A useful internal door also connects to the integral garage, offering excellent storage or further potential.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining three bedrooms are served by a modern family bathroom.

Outside, the property boasts ample driveway parking to the front and lawned garden area. The rear garden is secure and low maintenance, mostly laid with gravel, and a lawned area beyond the rear gate.





Key Features

- FOUR BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- SPACIOUS OPEN PLAN KITCHEN/DINER
- SEPARATE LOUNGE TO FRONT ASPECT
- EN-SUITE TO MAIN BEDROOM
- MODERN FAMILY BATHROOM
- AMPLE DRIVEWAY PARKING
- FRONT AND REAR GARDENS MAINLY LAID TO LAWN
- OFFERED TO MARKET CHAIN FREE
- EPC RATING = E

Guide Price
£375,000

Ashton-Under-Hill

The picturesque village of Ashton-under-Hill sits on the edge of Bredon Hill, within the Cotswolds Area of Outstanding Natural Beauty. The village is home to a mix of period and contemporary houses and benefits from a local pub, church, nursery, and both primary and middle schools. Conveniently located, Ashton-under-Hill is approximately within ten miles from Broadway, Evesham, Tewkesbury, and Winchcombe, while the larger centres of Worcester, Cheltenham, and Gloucester offer excellent shopping, educational, cultural, and leisure 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.



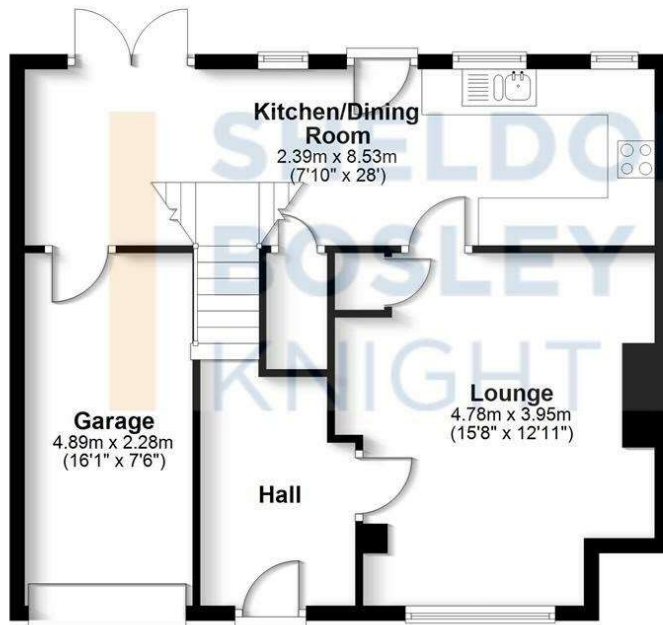




Floorplan

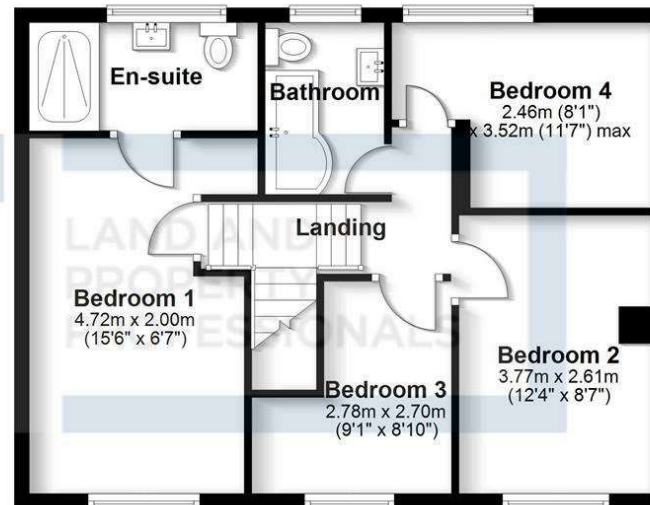
Ground Floor

Approx. 58.2 sq. metres (626.0 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 108.0 sq. metres (1162.1 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 PlanUp.



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Wychavon District Council

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