



Ashwin Court, Bretforton, WR11 7HL

**SHELDON
BOSLEY
KNIGHT**

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Property Description

This charming two-bedroom cottage is set within a private and well-maintained development in the sought-after village of Bretforton. Offering a blend of traditional character and modern convenience, the home enjoys a private, low-maintenance garden along with access to beautifully maintained communal grounds.

The ground floor features a welcoming entrance hall with useful utility storage, and a downstairs shower room. There is a bright dining room leading into a well-appointed kitchen, complemented by a generous living room with log burning stove, that flows seamlessly into a garden room with bifold doors.

Upstairs, the property offers two spacious double bedrooms and a bathroom. Both bedrooms benefit from a lovely outlook over the communal gardens, while bedroom two provides flexible space for guests or a home office.

Externally, the private rear garden is mainly laid to paving for ease of maintenance, with a garden shed and a pleasant sitting area. The property also includes an adjacent allocated parking space, with the potential to install an electric vehicle charging point, visitor parking, and use of the beautifully maintained communal gardens, creating a peaceful and welcoming setting.



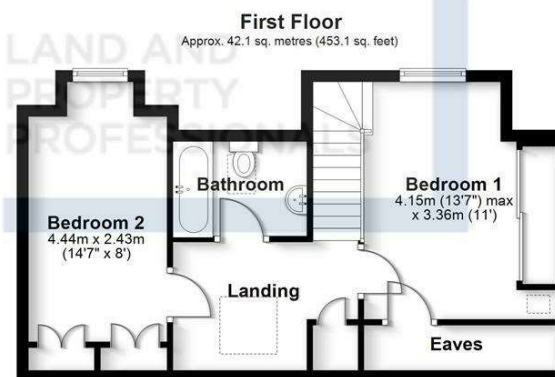
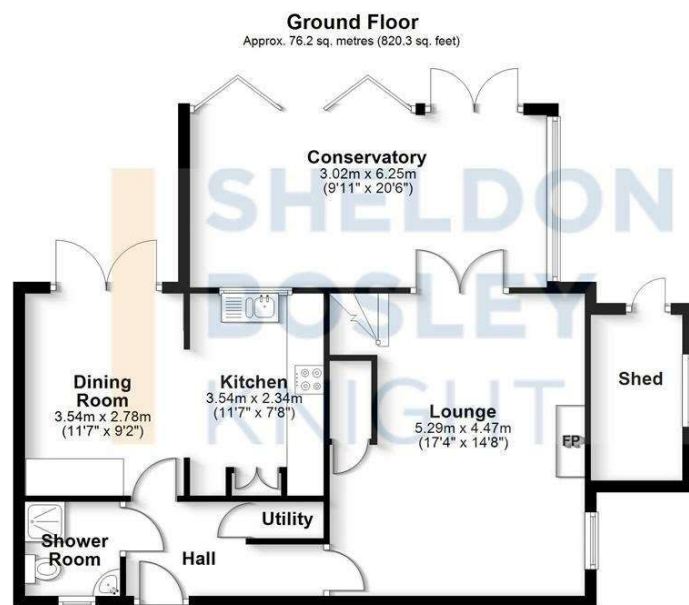


Key Features

- CHAIN FREE - TWO BEDROOM COTTAGE IN PRIVATE DEVELOPMENT
- BRIGHT LIVING ROOM OPENING TO GARDEN ROOM
- MODERN KITCHEN WITH ADJOINING DINING ROOM
- DOWNSTAIRS CLOAKROOM AND USEFUL STORAGE
- TWO DOUBLE BEDROOMS AND BATHROOM
- PRIVATE LOW MAINTENANCE REAR GARDEN
- ALLOCATED PARKING SPACE WITH POTENTIAL EV CHARGING CONNECTION
- ACCESS TO BEAUTIFULLY MAINTAINED COMMUNAL GARDENS
- PEACEFUL VILLAGE LOCATION CLOSE TO AMENITIES
- EPC RATING = C

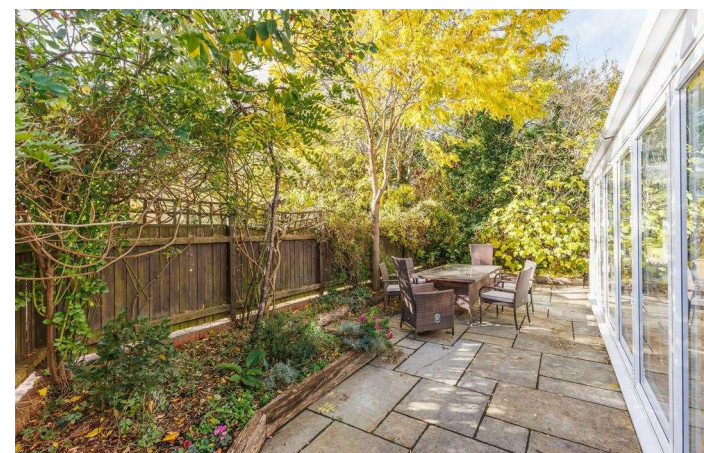
Guide Price
£325,000





Total area: approx. 118.3 sq. metres (1273.4 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 - C

Tenure - Freehold

Council Tax Band - D

Local Authority
Wychavon District Council



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