



SAXONS
Cotton Lane | Ashton Under Hill | WR11 7SS

HUGHES **HS** SEALEY

Welcome to... SAXONS

Welcome to Saxons, a three-bedroom detached family home located on a no-through road within this highly sought-after village, offered for sale with no onward chain.

Offering a wealth of internal space, the property equally offers a super plot with gardens to both front and rear, plus driveway parking, a detached double garage, and elevated views, and it is because of the above that this property comes with a high recommendation to view.

Located in Ashton-under-Hill, approximately 13 miles from Cheltenham, the village comprises period and contemporary houses and has a public house, a church, a primary school, and a middle school. Day-to-day shopping in the market town of Evesham is approximately 4 miles away. Pershore is approximately 8 miles away and offers a host of coffee shops and restaurants, along with a beautiful mediaeval abbey.

There are good transport links, with the M5 motorway approximately 6 miles away, while Evesham, Pershore, and Cheltenham all have mainline train stations.

Returning to the property, the home enjoys a spacious central entrance hall, which gives access to all of the rooms. To the front of the property is a lovely and bright living/dining room that offers double-aspect windows to the front and side, as well as a log-burning stove, which provides a wonderful focal point.

From the dining area, access is gained to the kitchen/breakfast room, which offers a wealth of fitted units that sit alongside a host of integrated appliances. From the kitchen, there are two doors, one giving access to a rear hall, which in turn gives access to the rear garden, and the other door returning to the entrance hall.

The remainder of the property is given to the bedrooms and bathrooms. To the rear of the home are two lovely-sized double rooms, with one having an en suite bathroom and the other enjoying an en suite shower room.

The third bedroom is located at the front of the house. The final room is located next to bedroom three and features a pedestal wash hand basin, toilet, and boiler, which was installed in 2024. Although we believe that there would be room to add a shower, creating a family shower room for the property.









Explore outside... SAXONS

Externally, there are gardens to both the front and rear, with the garden to the front being flat and enjoying a paved terrace, lawns, summerhouse and an abundance of mature shrubs. To the rear is a lawned garden, within which is a fine selection of plants and shrubs, a greenhouse, garden shed and at the top of the garden is a seating area, which allows one to enjoy the elevated views this home affords.

Completing the property are the driveway, which allows off-road parking for several vehicles, and the detached double garage, which benefits from light, power, and roof storage.

KEY FEATURES

- A lovely three-bedroom detached family home, located in this highly sought after village
- Offered for sale with no onward chain
- Offering gardens to both front and rear, which enjoy elevated views
- Driveway parking for several vehicles, leading to detached double garage
- Internally offering a spacious central entrance hall which leads to all rooms



- To the front elevation is the living room with log burning stove, opening to the dining area
- Modern kitchen/breakfast room offering a wealth of units
- Master bedroom and guest bedroom benefit from en suite shower/bathroom
- Bedroom three located to the front, final room is the cloakroom
- Services – oil fired central heating, mains water, drainage and electric
- A property that comes with a high recommendation to view

AGENTS NOTE

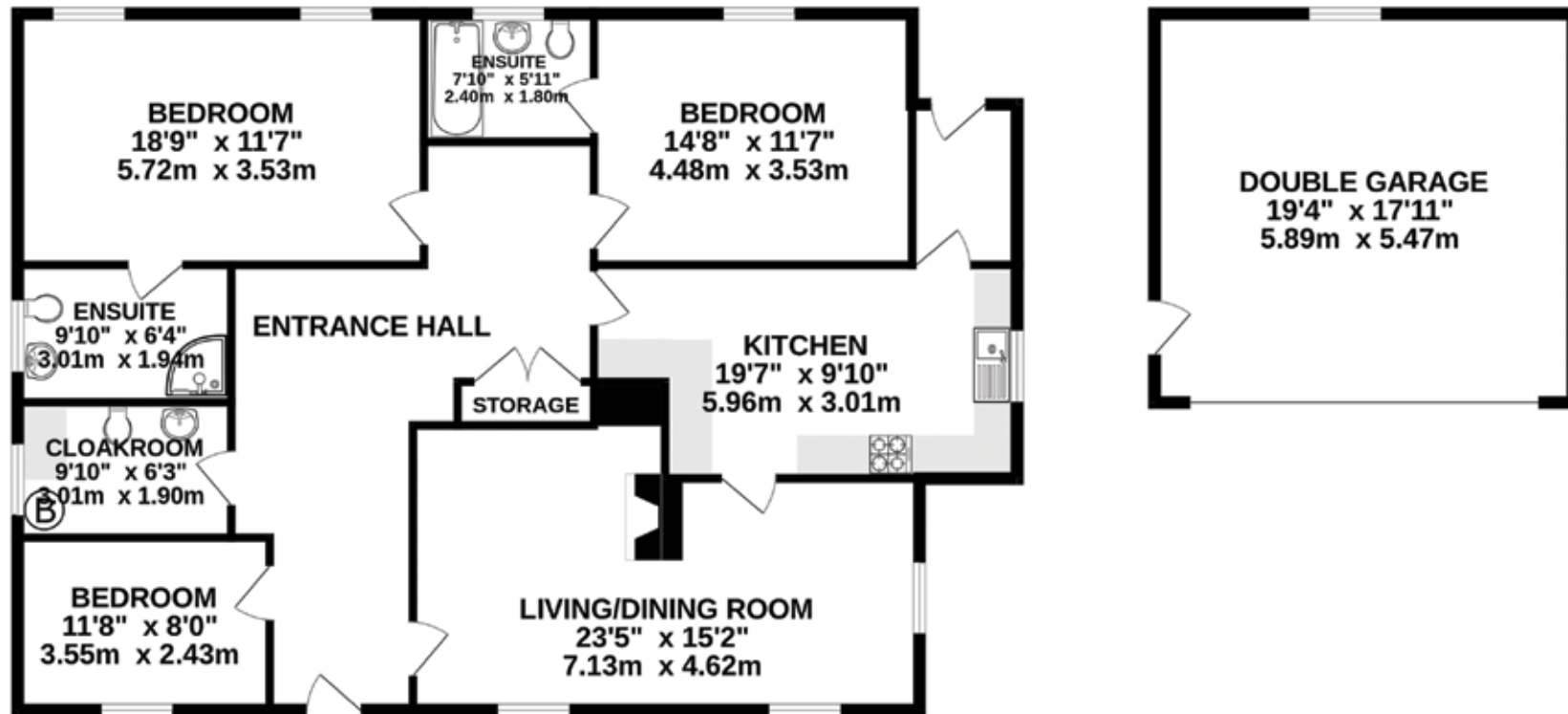
The property is currently going through probate so completion at the earliest is expected to be June 2024.

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR11 7SS. Drive along the lane, where the property can be found on your right as advertised by our For Sale sign.



GROUND FLOOR
1747 sq.ft. (162.3 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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