



THE HOMESTEAD
Church Lane | Eckington | WR10 3AN

HUGHES **HS** SEALEY

Welcome to... THE HOMESTEAD

Welcome to The Homestead, a wonderful four double bedroom detached Grade II listed family home located in this highly desirable village. Full of the charm and character one would expect from a property dating back to the 1700's, the home further benefits from an extensive, mature garden that enjoys a high degree of privacy, driveway parking, detached garage and furthermore, within the grounds is a one-bedroom, detached annexe/ holiday home and it is because of the above that this home comes with such a high recommendation to view.

Starting with the main home, this is a property that enjoys a wealth of accommodation over the two floors with the ground floor boasting two formal reception rooms, a super kitchen/dining room and a stunning

orangery that allows views over the garden.

The living room is a wonderful space which features a central inglenook fireplace which within is a gas stove.

Next to the living room is the impressive kitchen/dining room with the kitchen enjoying a wealth of fitted units and a host of integrated appliances. Furthermore, the kitchen benefits from double aspect windows, inset spotlighting, breakfast bar and an original tiled floor which continues through to the dining area.

The dining area will comfortably house an eight-seater table and chairs. The room further benefits from an AGA, so providing an additional cooking source whilst a glazed door leads through to the orangery.

Further rooms to the ground floor include the snug, which like the living room features a log burning stove, a cloakroom and finally the utility room which is accessed from the orangery.

To the upstairs are four lovely sized bedrooms. The master bedroom is highly impressive and features a double height roofline, which shows off the exposed timbers to the roof structure and a wealth of fitted wardrobes. A door from the bedroom leads through to the en suite four-piece bathroom, which features a bath and corner shower.

The guest bedroom, located to the front of the property also benefits from a modern, three-piece shower room. The remaining two bedrooms are both a lovely size with bedroom three enjoying a mezzanine.













Step inside... THE ANNEXE

Found within the grounds of The Homestead is a stone-built detached residence which internally is beautifully presented and is currently utilised as a holiday let. Internally the property features a central entrance hall, living room with a gas stove inset to a stone chimney breast, fully fitted kitchen and a double bedroom which benefits

from a three-piece en suite shower room.

The property is ideal as a holiday let or would make a super ancillary accommodation to the main home, ideal for a parent, child, au pair or simply to be used as guest accommodation for visiting friends or family members.



Explore outside... THE HOMESTEAD

Externally the property benefits from driveway parking which allows off road parking for multiple vehicles and in turn leads to the detached garage which features light, power and an electrically operated up-and-over door.

The garden offers a high degree of privacy and features a lower paved terrace, found directly outside the orangery, whilst the remainder of the garden is laid-to-lawn and features an array of mature and well-stocked flower beds plus a vegetable garden. The garden is enclosed by fencing, hedging and stone walling.

LOCATION

Within Eckington is a village shop, two public houses, a renowned bridge, church, primary school, cricket and football clubs and village hall. Train services are available at Pershore and Worcester Parkway (8 miles) with trains to London Paddington, the north and south and the larger centre of Birmingham is within comfortable driving distance. There is also a further train station at Ashchurch which provides a direct line to Bristol.

The village also benefits from a toddler group and forest school and is in the catchment area for Bredon Hill Academy Middle School as well as Prince Henry's High School, both schools provide a bus service for the children from the village

Finally, the village enjoys an excellent recreation ground with play equipment and football lessons whilst there is a village magazine which keeps the village up-to-date with all local events, such as the Eckstock music festival.

KEY FEATURES

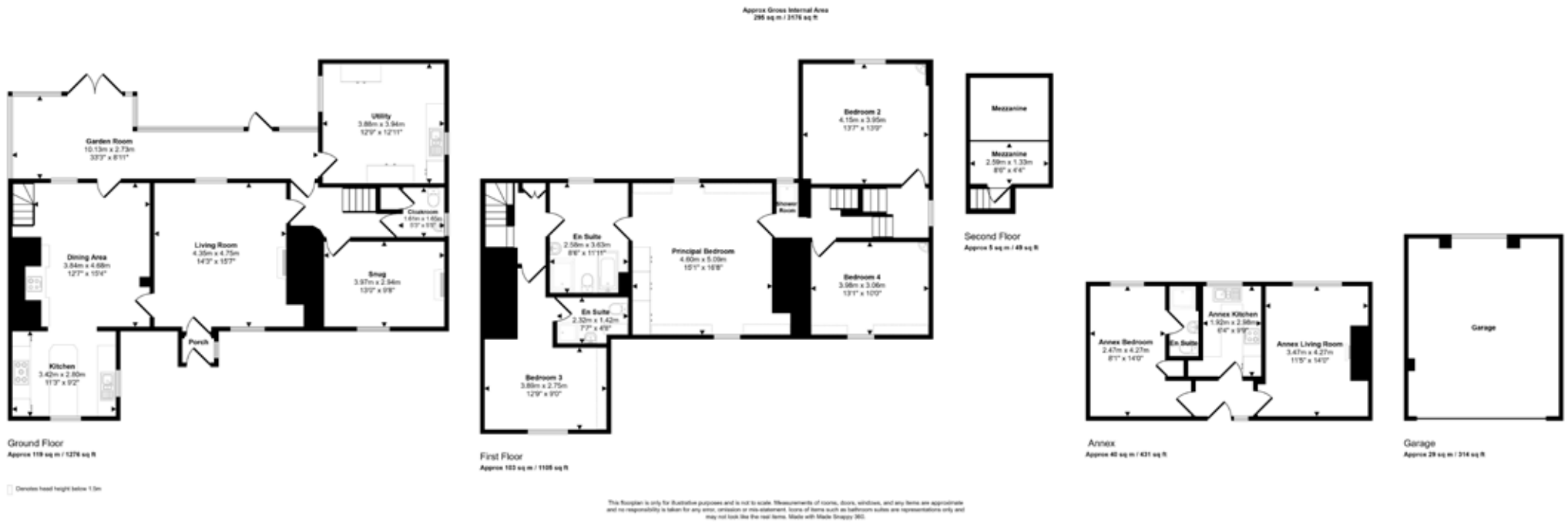
- A wonderful Grade II listed, four double bedroom detached family home
- Located in this highly sought after village that features two public houses, school and village shop
- Full of charm and character and sat within an extensive and mature plot
- Driveway parking for multiple vehicles, leading to detached garage with light and power
- Property further benefits from a one-bedroom detached annexe/holiday let
- The building comprises of entrance hall, living room, kitchen, bedroom and shower room
- Main home features two formal reception rooms, kitchen/dining room and orangery
- Master bedroom with stunning four-piece en suite bathroom. Guest bedroom with en suite shower room
- Two further double bedrooms. Cloakroom, shower room and utility complete the accommodation
- A property that must be viewed to be fully appreciated
- Viewing highly recommended

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR10 3AN. Upon arrival, the property can be identified by our For Sale sign.







Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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