

GUIDE PRICE
£510,000
Back Lane
Beckford GL20 7AF

THE PROPERTY

A detached late Victorian cottage in a lovely semi-rural location on the edge of the village of Beckford. Featuring a generous-sized private and mature garden, a detached garage and workshop along with ample driveway parking, the property comprises two reception rooms, each with a woodburner, a farmhouse style kitchen and dining room with Rayburn and French doors to the garden, a utility, two bath/shower rooms and three bedrooms.

Externally, there is a paved terrace adjacent to the kitchen/dining room, a large lawn, a shed and a variety of mature trees and shrubs.

This bright and comfortable house has a great deal of charm and character and must be viewed to be appreciated.

3



2



3



SITUATION

Beckford is an attractive, leafy village, lying at the foot of Bredon Hill. The village has a coffee shop, a hotel with public bar, a tennis club, a village hall and a fine Norman church. The nearest first schools are at Overbury (2 miles) and Ashton-Under-Hill (3 miles) and middle school at Bredon Hill Academy (4 miles). More extensive facilities and secondary schooling can be found at Tewkesbury (6 miles), Winchcombe (7 miles) and Cheltenham (10 miles). Road access is excellent, with Junction 9 of the M5 only 4 miles away.

ADDITIONAL INFORMATION

Mains electricity, water and drainage are connected. Oil-fired central heating.

Broadband connection and Mobile coverage:

Fibre to the cabinet broadband is available.

Mobile signal available - see: checker.ofcom.org.uk

Affected by surface water flooding in 2007 and prevention works have since been completed.

No flooding since. Flood Risk: Very Low. (gov.uk)



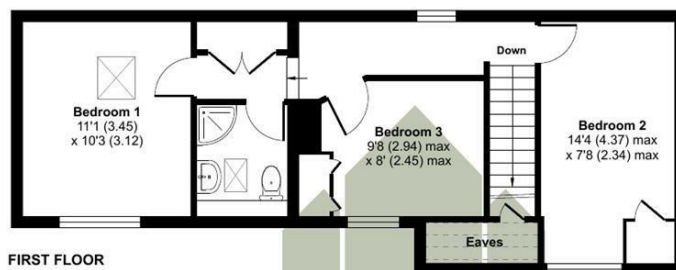




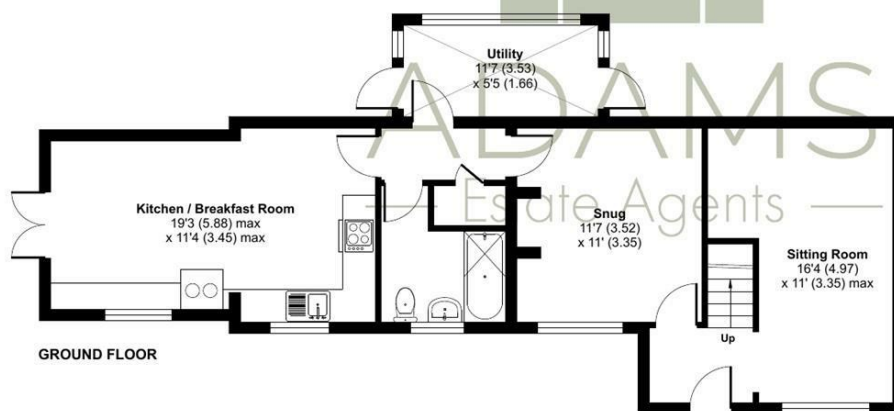




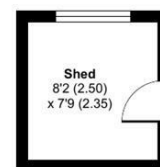
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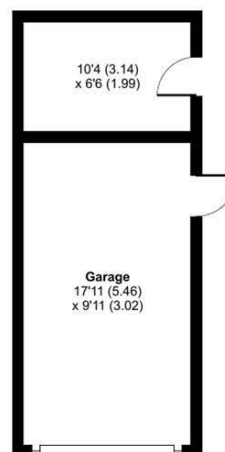
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 2



GARAGE / OUTBUILDING 1

Beckford, Tewkesbury, GL20

Approximate Area = 1168 sq ft / 108.5 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Outbuildings = 128 sq ft / 11.8 sq m

Total = 1315 sq ft / 122 sq m

For identification only - Not to scale

TENURE

Freehold

LOCAL AUTHORITY

Wychavon District Council

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1321655



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