



**Ivy Cottage, Middle Littleton, Evesham, WR11**  
Evesham

Offers Over  
**£325,000**

Set in the charming village of Middle Littleton, Ivy Cottage is a beautifully transformed 1800s cottage blending heritage detail with fresh, modern design. With three bedrooms, stylish living spaces, a newly fitted kitchen, private driveway, garage and a fully powered garden office, this is countryside living made easy. Close to the National Trust's historic Middle Littleton Tithe Barn and well placed for Evesham, Honeybourne rail links and surrounding Worcestershire villages, it offers character, comfort and everyday practicality in one memorable home.

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

- Beautifully transformed 1800s cottage
- Three comfortable bedrooms
- Stylish new kitchen/diner with integrated appliances
- Lounge with feature fireplace and wooden detail
- Modern shower room and useful utility space
- Driveway, gated parking and single garage
- Powered brick-built garden office / studio
- EPC TBC
- Council Tax C
- Please quote ZD1441





Nestled in the village of Middle Littleton, Ivy Cottage enjoys a setting rich in countryside charm and local history. The village is home to the National Trust's Middle Littleton Tithe Barn, described as one of the finest remaining tithe barns in the country, with nearby village life, countryside walks and access towards Evesham, the Cotswolds and Honeybourne station all adding to its appeal.

Dating back to the 1800s, Ivy Cottage has recently been transformed with real care, balancing its original character with a calm, modern finish. Set back from the road behind a mid-height brick wall, the property has an attractive sense of arrival, with a long driveway beyond the gates leading to the garage, while a gravelled frontage and pathway guide you to the front door.

Step inside and the entrance hall immediately sets the tone. From here, stairs rise to the first floor, while the lounge opens to the front of the home. This room feels bright and inviting, with dual-aspect windows, fresh carpeting, a decorative fireplace, under-stairs storage and a stripped-back timber feature wall that adds warmth and texture.

From the lounge, the home flows into a beautifully finished kitchen/diner. Newly fitted with integrated appliances and soft, country-inspired cabinetry, it is both stylish and practical, with room to dine and a decorative fireplace adding a further nod to the cottage's past. A useful utility space sits just off here, while an inner hall leads to the rear door and a modern shower room.

Upstairs, three generous bedrooms continue the blend of old and new. Restored decorative fireplaces, exposed floorboards and soft neutral finishes give each room its own character, creating peaceful spaces that feel fresh, warm and ready to enjoy.

Outside, the garden wraps to the side and rear, thoughtfully divided into gravelled, lawned and concrete areas, making it adaptable for seating, play, pots or low-maintenance living. A brick-built garden office with full electrics offers a brilliant additional space, whether used for working from home, a gym, studio, playroom or summer retreat. A shed and access to the garage complete the outdoor space.

Ivy Cottage is a home that has been carefully brought back to life - characterful, practical and beautifully finished, offering the charm of a period cottage without compromising on modern comfort.





