



BOX COTTAGE

Blakes Hill, North Littleton, Evesham, Worcestershire



DETACHED 4-BEDROOM LIAS STONE AND TIMBER CLAD HOUSE

With garaging for 4 cars and a beautiful, well-stocked garden in the
Conservation Area of this pretty rural village.



Local Authority: Wychavon District Council

Council Tax band: E

Tenure: Freehold



SITUATION

Box Cottage enjoys a generous garden in the village of North Littleton, just 4 miles from Evesham and a short drive to the Cotswolds. The village offers a church, pub and sports club, with further amenities including a shop, tennis and bowling clubs in nearby South Littleton, and a farm shop in Middle Littleton.

Evesham, Worcester, Cheltenham and Stratford-upon-Avon provide extensive shopping and leisure options, with Cotswold villages such as Broadway within easy reach.

There are good local independent schools, mainline trains from Honeybourne (3 miles) and Evesham, and excellent road links to the M40, M42 and M5. Local footpaths, golf courses and nearby racecourses offer plentiful recreation.









THE PROPERTY

Box Cottage, dating from the C18th, is a beautifully presented stone home with a timber-clad Victorian extension, offering character features throughout including exposed beams, stone-tiled floors and polished first-floor boards.

A spacious porch leads to a large hall/cloakroom with WC. The 32ft kitchen/dining room includes painted units, timber worktops, a range cooker and integrated appliances. The west-facing sitting room features an inglenook fireplace with wood burner, and the south/west-facing snug includes a Victorian cast-iron range and window seat.

Upstairs, the principal bedroom has an en suite, with three further bedrooms and a family bathroom. Two additional rooms with skylights sit on the second floor.







OUTSIDE

The enclosed garden, extending to over a third of an acre, is beautifully stocked and ideal for keen gardeners. There is a gravelled parking area with shrubs and decorative fencing, leading through double wooden gates to further parking and a large four-car tandem garage with pit and with up-and-over door and workshop behind.

A secluded gravel patio with stone walling and a timber store sits to one side, along with an additional garden store with glazed double doors.

The main garden lies to the south and west of the house, screened from the village street by box and evergreen hedging and close-boarded fencing. A lavender-lined gravel path leads to the original front door. The garden features lawns, ornamental trees, roses and shrubs including magnolia, birch, evergreens, apple and acer, along with wide borders, bulb beds and a rambling rose arch.







Services

All mains services are connected to the property. Gas-fired central heating. Telephone and broadband.

Directions (WR11 8QN)

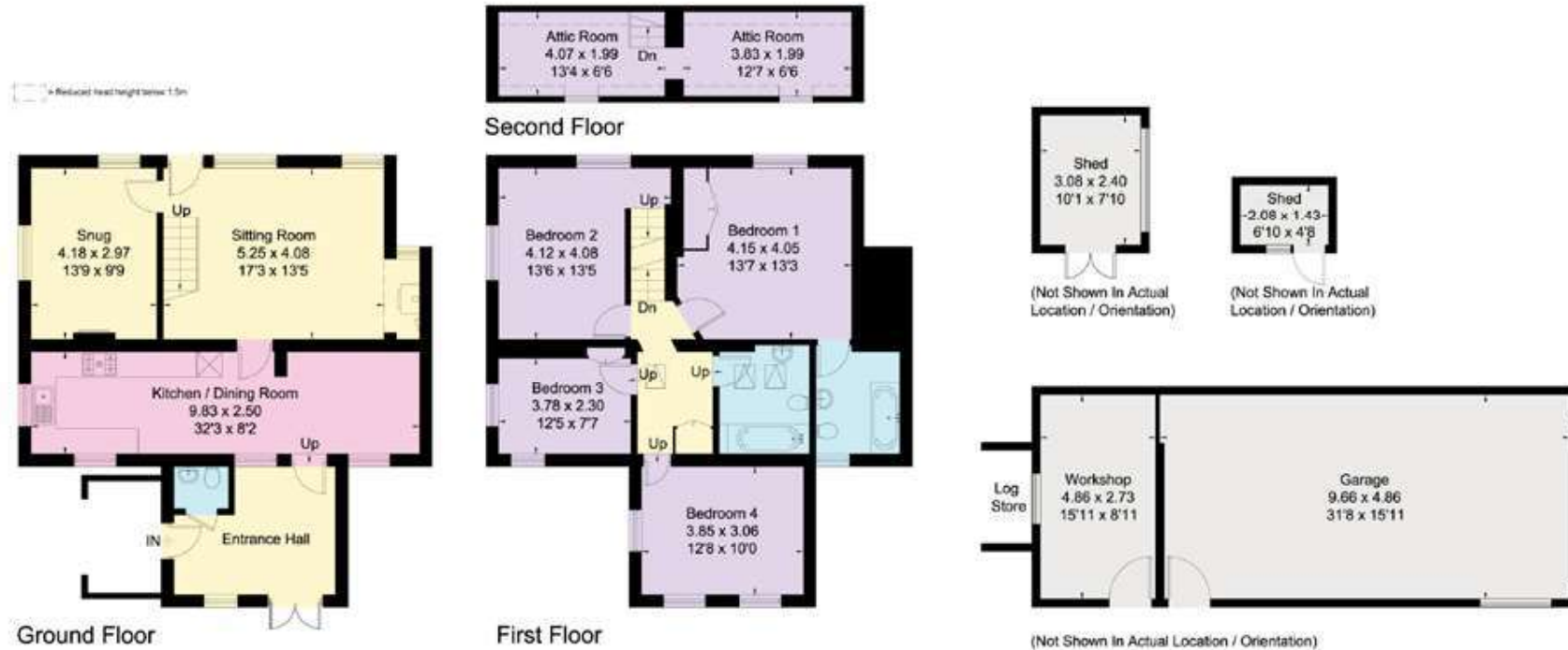
The property is on the corner at the bottom of Blakes Hill by the T-junction.

What3words ///afflict.relative.shed





Approximate Floor Area = 164.7 sq m / 1773 sq ft
 Garage / Workshop = 60.2 sq m / 648 sq ft
 Total = 224.9 sq m / 2421 sq ft (Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105615

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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Date: 09 April 2026
Our reference: STR012656690

Box Cottage, Blakes Hill, North Littleton, Evesham, WR11 8QN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £825,000.

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We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

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