



# Church Street, Eckington

Asking Price: £275,000

- A charming grade II Listed black and white cottage
- Character throughout the property
- Lounge with log burning stove
- Kitchen with pantry and separate dining room
- Two good sized bedrooms with feature beams
- Bathroom with freestanding roll top bath and vanity sink
- Patio seating area and extensive lawn, pond and outhouses
- Offered for sale with no onward chain

**Nigel Poole  
& Partners**

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**\*\*A CHARMING GRADE II LISTED COTTAGE WITH EXTENSIVE WESTERLY FACING REAR GARDEN\*\*** Offered for sale with no onward chain. Kitchen with pantry; lounge with feature log burner; separate dining room; two bedrooms with storage cupboards; bathroom with free standing roll top bath and feature vanity unit. The generous Westerly facing rear garden has a patio seating area; lawn with mature planting; pond; raised vegetable planters; summer house and various out buildings. This property requires updating. Eckington is an attractive and vibrant village with a community feel with a full and varied schedule of annual events. The village shop is a short walk from the property which stocks local produce, there are also two public houses and the renowned Eckington Manor- with a master award winning chef. Popular and sought after village first school. Located on the edge of the Cotswolds, an area of outstanding natural beauty. The village of Eckington lies on the banks of the River Avon, and it is located 4 miles from the market town of Pershore and 6 miles to Tewksbury

## Front

Feature wooden door to the first reception room.

## Reception Room One 14' 9" x 9' 3" (4.49m x 2.82m)

Max

Glazed window to the front aspect. Feature beams; pendant light fitting; door to reception room two.

## Reception Room Two 14' 2" x 13' 9" (4.31m x 4.19m)

Max

Two glazed windows to the side aspect. Feature log burning stove with wooden mantle; beams and wooden flooring. Door to the storage cupboard; under stairs cupboard and stairs rising to the first floor; door to the kitchen. Wall lights; radiator.



## Kitchen 11' 5" x 10' 1" (3.48m x 3.07m) Max

Triple aspect glazing to sides and rear aspect. Base units with stainless steel sink and drainer with mixer tap, space for an under counter fridge; open to the pantry store. Stable wooden door to the rear porch; quarry tiled flooring.

## Landing

Glazing to the side aspect. Feature beams; doors to the bedrooms, bathroom and storage cupboards with shelving; access to the loft.

## Bedroom One 13' 4" x 9' 3" (4.06m x 2.82m) Max

Glazing to the front aspect. Two storage cupboards; feature beams; pendant light fitting; radiator; wooden flooring.



## Bedroom Two 11' 2" x 9' 8" (3.40m x 2.94m) Max

Glazing to the rear aspect. Storage cupboards with hanging rail; feature beams; pendant light fitting; radiator.

## Bathroom 13' 6" x 4' 2" (4.11m x 1.27m) Max

Glazing to the side aspect. Free standing roll-top bath with mixer tap and mains fed mixer shower over. Feature vanity sink with mixer tap and tiled splash back; low level w.c. Shaver point. Storage cupboard housing the 'Vaillant' combi boiler. Pendant light fitting; radiator with towel rail; part tiled walls; wooden flooring.

## Rear Porch

Glazing to the side and rear aspect; stable door to the kitchen; wooden door to the garden.

## Westerly Facing Rear Garden

Patio seating area with extensive lawn with mature planted borders; pond; raised vegetable patches; various outbuildings, shed and summer house.



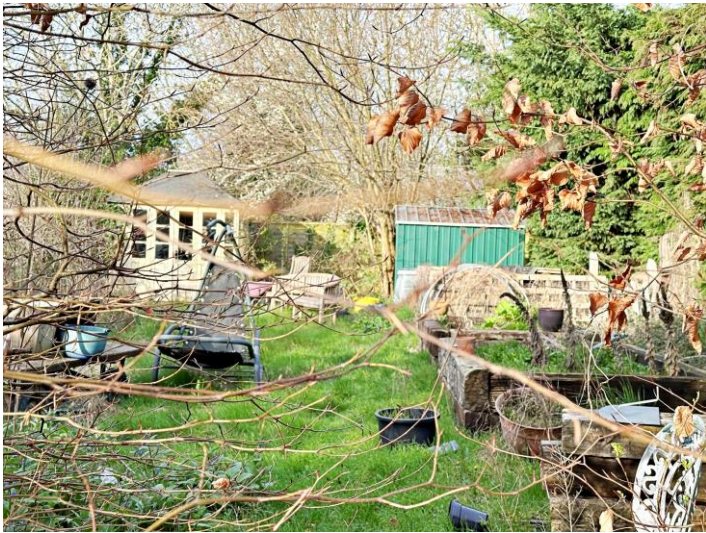
Tenure: Freehold

Council Tax Band: C

## Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3AN



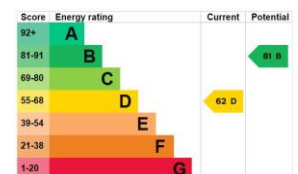


## Identity Checks

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### MISREPRESENTATION ACT 1991

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