

Johnsons

PROPERTY CONSULTANTS



7 Clevedon Green

South Littleton, WR11 8TY

www.johnsons-property.co.uk



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Guide Price £275,000

A village home enjoying a generous plot and the lovely backdrop of open Worcestershire countryside beyond

Entering through the front door, the accommodation comprises;

Entrance hall leading to the **living room** with an attractive, modern fire surround/ hearth and full height window to the front.

Kitchen/ dining room with a range of modern fitted cupboard units, breakfast bar and space for a dining table. Sliding glass doors lead into the conservatory, which overlooks the rear patio and gardens.

Utility room with plumbing for a washing machine and ample storage space, leading to the **garage** to the front.

Upstairs, there are **two double bedrooms**, a further **single bedroom** and a **shower room** with a white suite, comprising a double shower cubicle, basin and W.C.

The property also benefits from Karndean flooring to the ground floor, gas central heating and UPVC double glazing.

Outside

To the front is a low-maintenance, gravelled garden and block-paved driveway; providing parking for two cars in front of the garage.

To the rear is a patio area and extensive lawned gardens beyond, with two sheds and a greenhouse. The generous plot offers enormous scope for further landscaping. Beyond the rear gardens, open

farmland provides a peaceful backdrop to the property.

Location

The rural Worcestershire village of South Littleton sits midway between Evesham and Bidford on Avon, amidst beautiful countryside.

The Littletons Church of England Academy is in South Littleton, which has a large recreation ground. There are also allotments, sports clubs, a shop, Post Office and fish and chip shop in the village.

Approximately 4-miles from Evesham, 14-miles from Stratford Upon Avon and 20-miles from Cheltenham, the village is also well connected for the M40/M42 & M5 motorways.

Evesham Railway Station offers regular direct trains to London Paddington and is only 6.4-miles from Clevedon Green.

Important Notes

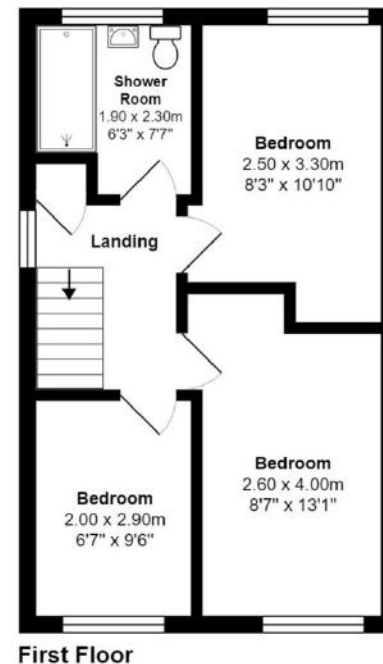
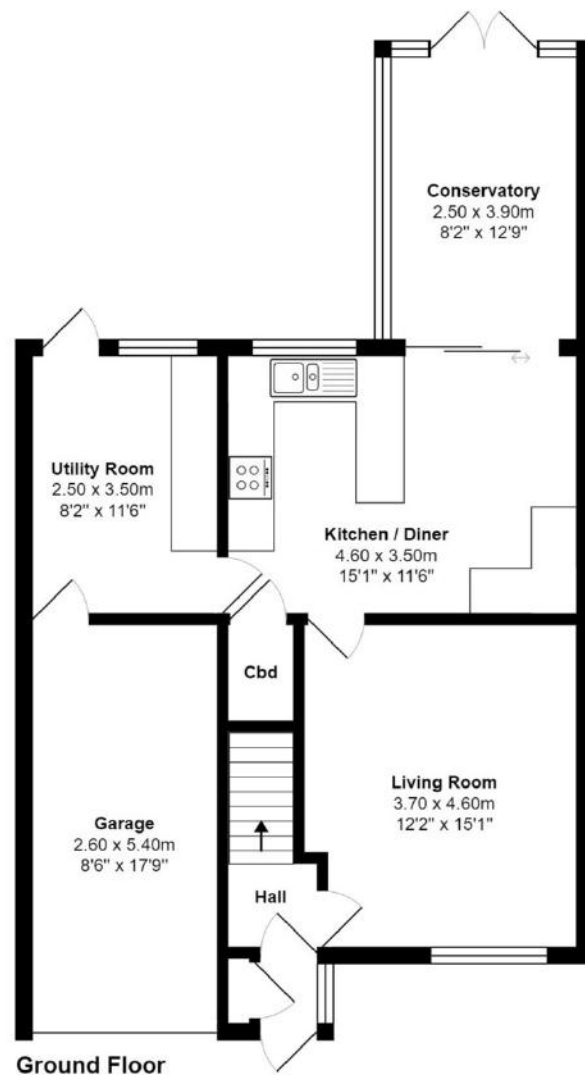
Planning enquires concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental enquires concerning the property and surrounding area can be made with Environment Agency at www.environment-agency.gov.uk

Broadband inquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com



To view this property call Johnsons Property Consultants on **01386 761515**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.