Leggett & James
The Vale of Evesham Property Experts



10 The Dovecote

Charlton, Charlton, WR10 3LL

Asking Price £625,000

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Set in the popular village of Charlton, this presents an exceptional opportunity to acquire a delightful detached family home. This spacious residence boasts four generously sized double bedrooms with an ensuite and a family bathroom, ensuring ample space for family living or hosting guests. The property features three well-appointed reception rooms which are complimented by a kitchen, utility, WC and a living room extension that creates a Sun Room.

The property is further enhanced by a double garage, offering secure parking and additional storage options. For those with multiple vehicles, the property has a driveway providing parking for several vehicles, a rare find in such a desirable location.

Situated in a popular village, this home benefits from a sense of community while still being conveniently close to local amenities. The absence of an onward chain allows for a smooth and efficient purchase process, making it an ideal choice for those looking to move swiftly into their new home.







The front door sits under a covered porch and opens to:

Entrance Hall
Having a double glazed window to the front, wood laminate floor, radiator, telephone point, stairs to the first floor and doors to:

Cloakroom
Having wood laminate floor, chrome radiator/towel rail, low level WC and wall mounted wash hand basin.

Living Room 22'1 x 12'2 (6.73m x 3.71m)
Having a double glazed box window to the front, two radiators, television point, fireplace with open feature fire, double doors with glazed side panels to the dining room and an opening to:

Sun Room 11'6 x 3'0 (3.51m x 0.91m)
Having double glazed doors, with matching windows to either side, opening to the rear garden.

Dining Room 12'7 x 11'11 (3.84m x 3.63m)
Having double glazed doors to the garden, with matching windows to either side, a radiator and door to entrance hall.

Study 9'7 x 7'0 (2.92m x 2.13m)
Having a double glazed window to the side, wood laminate floor and radiator.

Kitchen 14'0 x 8'7 (4.27m x 2.62m)
Having a double glazed window to the rear, tiled floor and radiator. the kitchen is fitted with a selection of wall and base units with granite work surfaces and tiled returns. There is a single sink, built in eye level electric double oven, electric hob with extractor hood over, space for a fridge freezer, integrated fridge and an opening to:

Lobby
Having a tiled floor and a double glazed door to outside. An opening leads to:

Utility Room
Having a double glazed window to the side, tiled floor and radiator. There are wall and base units with granite work surfaces and tiled returns, a single sink, space and plumbing for a washing machine with a tumble dryer stacked on top and an integral freezer.

First Floor Landing
Having a double glazed window to the front, radiator and doors to:

Bedroom One 11'7 x 11'7 (3.53m x 3.53m)
Having a double glazed window to the rear, radiator, telephone point and fitted wardrobes. A door opens to:

Ensuite
Having an obscure double glazed window to the side, chrome heated radiator/towel rail, tiled floor, spotlights and extractor fan. The suite comprises of a corner shower, low level WC and a pedestal wash hand basin.

Bedroom Two 12'6 x 10'0 (3.81m x 3.05m)
Having a double glazed window to the rear, radiator, fitted wardrobes and access to loft space.

Bedroom Three 11'11 x 8'10 (3.63m x 2.69m)
Having a double glazed window to the rear, radiator and fitted wardrobes.

Bedroom Four 11'10 x 9'6 (3.61m x 2.90m)
Having a double glazed window to the front, radiator, wood laminate floor and fitted wardrobes.

Bathroom
Having an obscure double glazed window to the front, tiled floor, radiator, spotlights, extractor fan and built in storage. The suite comprises of a built in low level WC, vanity wash hand basin and a P shaped bath with rainwater shower over.

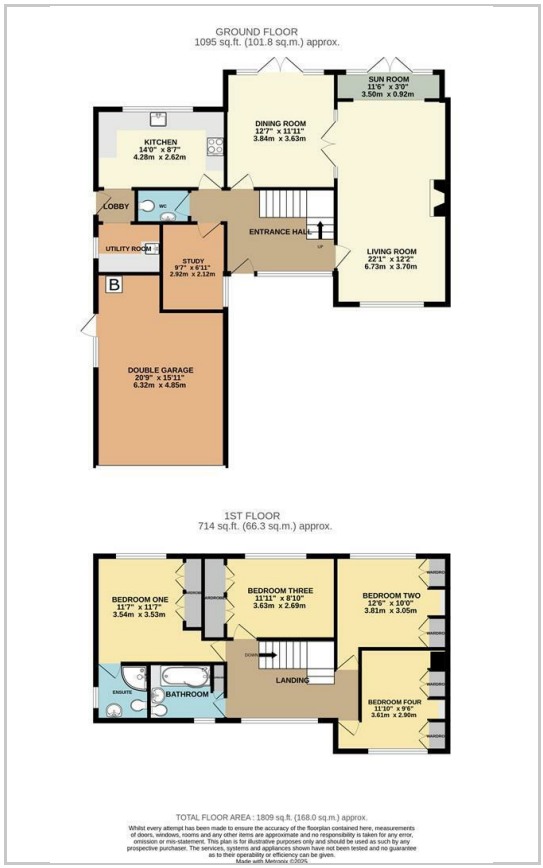
Outside 20'9 x 15'11 (6.32m x 4.85m)
The front garden is laid to lawn with a block paved driveway that extends to a block paved path that leads to the front door. The driveway provides off road parking for several vehicles and leads to the Double Garage 20'9 x 15'11 (6.32m x 4.85m) with an electric up and over door, power, light, glazed door to the side, glazed window to the side and a floor standing oil fired 'Worcester' boiler.
The rear garden has a paved seating terrace that gives way to a tiered lawn with a central waterfall feature feeding in to an ornamental pond. There are further seating areas strategically positioned around the garden whilst to one side of the house there is a greenhouse and timber shed with gated pedestrian access to the front. A pathway to the other side of the house gives access to the double garage and lobby and has gated pedestrian access back to the driveway.

Referrals
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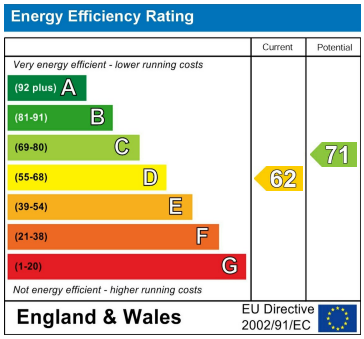
Area Map



Floor Plans



Energy Efficiency Graph



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