



LAUREN HOUSE

Little Beckford | Tewkesbury | Gloucestershire | GL20 7AL

HUGHES **HS** SEALEY

Welcome to... LAUREN HOUSE

Welcome to Lauren House, a wonderful six double bedroom family home located in a highly desirable Gloucestershire village that enjoys sensational, open views across green fields and onto the hills in the distance.

Little Beckford is situated on the lower slopes of Bredon Hill, an area surrounded by open countryside and bordering the Overbury Estate land. Little Beckford is situated approximately 7 miles from Evesham, 10 miles from Cheltenham and less than 5 miles from the M5 at Ashchurch.

The neighbouring village of Beckford benefits from a church, village stores, tennis courts, nature reserve, village hall, public house and activities such as a WI, Toddlers Club, Tai Chi and Gardening Club.

Evesham offers a wide range of local amenities and a direct line service to London Paddington and Birmingham. There are several good farm shops

locally and many walking and riding opportunities in the area.

THE PROPERTY

Returning to the property, the spacious accommodation is arranged over three floors. On the ground floor is a central entrance hall which leads to all ground floor rooms to include the cloakroom whilst also giving access to the integral garage.

There are two formal reception rooms, these being the living room which benefits from a log burning stove inset to the chimney breast whilst the dining room enjoys French doors which give direct access to the rear garden. Completing the ground floor is the modern fitted kitchen which enjoys a wealth of units and a host of integrated appliances and finally there

is a separate utility room.

On the first floor are four of the six double bedrooms with two rooms located to the rear of the property and two to the front. The master bedroom is located to the rear and so enjoys the views this home affords and further benefits from fitted wardrobes and a modern, three-piece en suite shower room.

Completing this floor is the modern, four-piece family bathroom.

The final floor, which is where the current owners undertook a loft conversion is now home to two fabulous bedrooms, both of which have large Velux windows to the rear which ensures they capture the open outlook perfectly. Both rooms are of a similar size although one room does benefit from an en suite cloakroom.









Explore outside... LAUREN HOUSE

Externally there is driveway parking for two/three cars with the driveway leading to the garage which benefits from light and power. To the rear is a spacious paved terrace which in turn leads onto the lawns. The garden is enclosed by fencing and enjoys a high degree of privacy.

- Six double bedroom detached family home located in highly desirable village
- Enjoying wonderful open views to the rear elevation across Gloucestershire countryside
- Having been extended, the property offers accommodation across three floors
- Ground floor enjoys central hallway, two formal reception rooms, fitted kitchen and utility room
- Living room with log burning stove. Dining room with French doors to rear garden

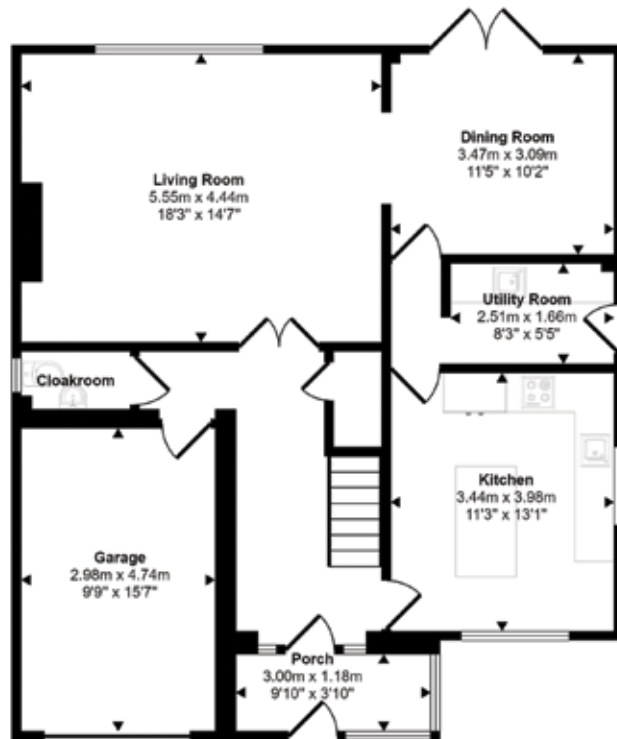
- Master bedroom with fitted wardrobes and three-piece en suite shower room
- Three further double bedrooms and family bathroom to first floor
- Two further double rooms to upper level. One bedroom with en suite cloakroom
- Driveway parking, integral garage, rear terrace opening onto lawns
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode: GL20 7AL. Upon entering the road, the property can be located on your left.

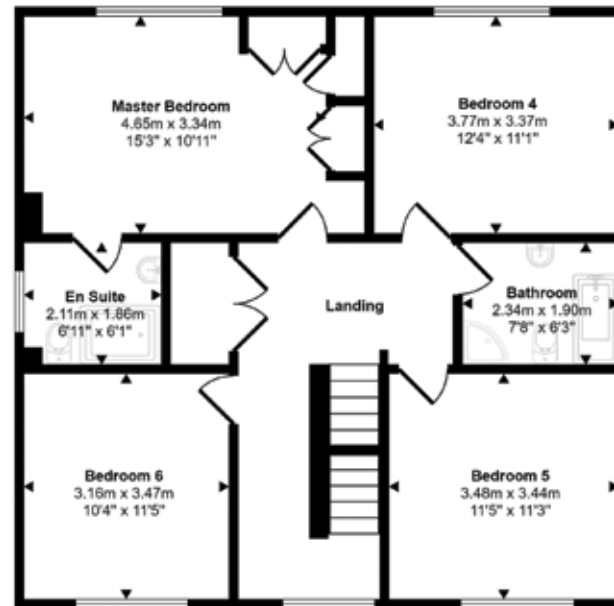


Approx Gross Internal Area
223 sq m / 2397 sq ft

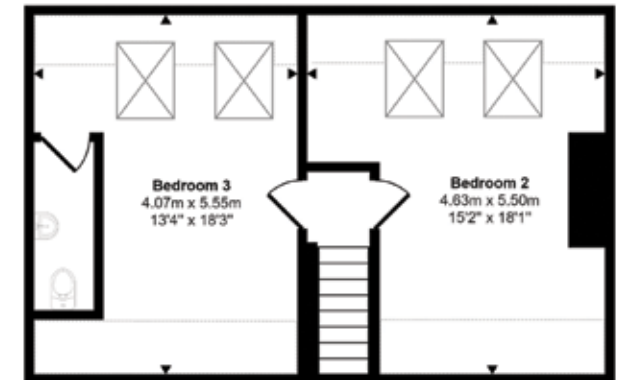


Ground Floor
Approx 92 sq m / 989 sq ft

Denotes head height below 1.5m



First Floor
Approx 82 sq m / 885 sq ft



Second Floor
Approx 49 sq m / 523 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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