



WISHANGER

Blacksmiths Lane | Little Beckford | Tewkesbury | Gloucestershire | GL20 7AH

HUGHES **HS** SEALEY



# Welcome to...

## WISHANGER

Welcome to Wishanger, a wonderful four-bedroom, single storey dwelling that having undergone an extensive refurbishment programme, coupled with extension works, is now a stylish, modern, spacious home that sits within a mature plot of 0.25 acre, enjoys open views to the rear elevation and is offered for sale with no onward chain. Furthermore, the property is located within this highly desirable village that sits on the Gloucestershire/ Worcestershire border.

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 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.

Returning to the property, which has been finished to a super specification, the home enjoys a central entrance hall which in turn leads to all rooms. To the front of the property are two double bedrooms, with the slightly larger room to the left of the hallway further benefiting from an en suite shower room which enjoys luxury fittings, also found in the second en suite shower room and the family bathroom.

Moving further into the hallway a door to the right gives access to a further double bedroom, which enjoys views over the property's mature garden. The door to the left of the hallway leads to the property's three-piece family bathroom.

To the head of the hallway, fully glazed French doors give access to the wonderfully spacious and exceptionally light open plan, living/dining/kitchen. The living room enjoys plenty of natural light from bi folding doors to the head of the room, a full length glazed door to the right hand elevation which gives access to the garden, whilst to the left hand elevation is a floor-to-ceiling window. Completing the living room is the bespoke log burning stove.

Moving into the dining room, this room in turn opens into the kitchen and also enjoys bi folding doors that lead onto the sizeable, decked terrace. The dining room leads neatly into the kitchen, which is complimented by a wealth of fitted units which sit alongside a host of integrated appliances and an island. Just off the kitchen is the separate utility room.

















# Explore outside...

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Externally the property benefits from a gravelled driveway which allows parking for several vehicles and in turn leads to the integral double garage, complete with electric up and over door, light and power.

The rear garden is a super-size, predominantly laid to lawn and enclosed by mature hedging. There is a decked terrace, accessed from the bi folding doors from the dining room. The rear garden is complimented by open views to the rear elevation across Gloucestershire countryside.

Completing the property's overall accommodation is bedroom four, which is accessed via a door from the garden. Located to the rear of the garage, the room is a double bedroom and benefits from a three-piece en suite shower room, so making this the perfect guest room, or should someone not require a further bedroom but a home office, then this would be ideal for this purpose.

- Individual, four-bedroom, single storey dwelling, located within a highly desirable village
- Offered for sale with no onward chain
- Recently refurbished and extended, this wonderful home is ready to move into and enjoy
- Driveway parking leading to integral double garage, electric door, light and power
- Spacious, central entrance hall, leads to all bedrooms and reception rooms
- All four bedrooms are double rooms, two benefiting from en suite shower room
- Stunning three-piece family bathroom, completed with same fixtures/fittings as the en suites
- Large, open plan living/dining/kitchen. Bi folding doors to living and dining room with underfloor heating
- Fitted kitchen offering wealth of units and a host of integrated appliances. Separate utility room
- Enclosed garden of 0.25 acre offering lawns and expansive decked terrace

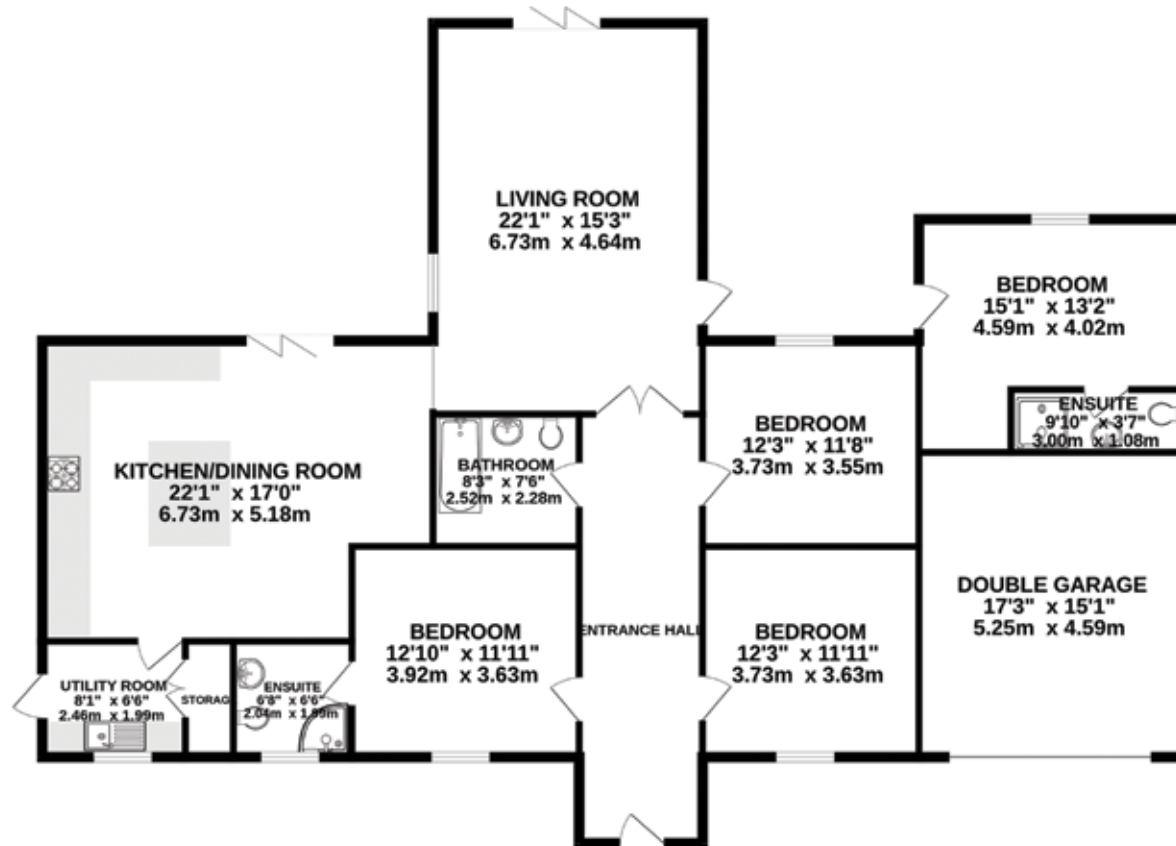
### DIRECTIONS

To locate the property, please enter the following postcode: GL20 7AH. The property can be located on your right as denoted by our For Sale sign.





GROUND FLOOR  
1931 sq.ft. (179.4 sq.m.) approx.



TOTAL FLOOR AREA: 1931 sq.ft. (179.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2023

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75   C    |
| 55-68 | D             | 68   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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