



THE COTTAGE AND ANNEX
Church Street | Eckington | WR10 3AN

HUGHES **HS** SEALEY

Welcome to... THE COTTAGE

Welcome to The Cottage, a delightful three double bedroom Grade II listed property, located in the heart of this highly sought-after village. Originally two cottages, the current owner combined the two properties in 2016 and so today, we present a home that enjoys a wealth of accommodation across the two floors, steeped in period charm and character. To compliment the property, there is driveway parking for two cars, a wonderfully mature and expansive garden and finally, a detached one-bedroom annex and it is because of the above, that this property comes with such a high recommendation to view.

Internally on the ground floor the home enjoys a welcoming entrance hall, two reception rooms and a modern fitted kitchen. The living room features an inglenook fireplace which within is a gas living flame fire whilst to the dining room is a chimney breast which should one wish to, we understand would accommodate a log burning stove.



The kitchen is modern and enjoys a wealth of units which sit alongside a host of integrated appliances. Furthermore, the kitchen adjoins the dining area, so perfect for entertaining whilst a window to the rear elevation allows one to enjoy the highly impressive garden.

The upper floor is accessed by two stairwells. The first stairwell, access from the dining area leads to two bedrooms and a family bathroom. Of these bedrooms, the main room is located to the front of the home and as such enjoys a wonderful view of the church whilst the second bedroom is located to the rear so enjoys views over the garden. The second stairwell is in the living room and leads to a further two double bedrooms and an additional bathroom which features a freestanding, roll top bath.

Two of the bedrooms benefit from fitted wardrobes, with one bedroom benefiting from a walk in wardrobe.







Explore outside... THE COTTAGE

Externally, the home enjoys an external wash house which benefits from light, power and plumbing for a washing machine. Additionally there are two off road parking spaces to the rear whilst additional parking is available to the front of the property. From the driveway, the garden stretches past the annex and features a pond, expansive lawns and a wonderful selection of mature plants, trees and shrubs. The rear garden also enjoys a high degree of privacy.

THE ANNEX

Located in the garden is the detached one-bedroom annex. Accessed via its own front door leads to the entrance lobby which in turn leads to the inner hall. The annex comprises of a double bedroom, three-piece bathroom and an open plan kitchen/living room which offers French doors leading to its own patio. The

annex is heated by way of electric underfloor heating with all services connected from the main house and also benefits from a large loft space which is fully boarded and insulated.

LOCATION

Within Eckington is a village shop, two public houses, a renowned bridge, church, primary school, cricket and football clubs and village hall. Train services are available at Pershore and Worcester Parkway (8 miles) with trains to London Paddington, the north and south and the larger centre of Birmingham is within comfortable driving distance. There is also a further train station at Ashchurch which provides a direct line to Bristol.

The village also benefits from a toddler group and forest school and is in the catchment area for Bredon Hill Academy Middle School as well as Prince Henry's

High School, both schools provide a bus service for the children from the village.

Finally, the village enjoys an excellent recreation ground with play equipment and football lessons whilst there is a village magazine which keeps the village up to date with all local events, such as the Eckstock music festival, Advent windows, Christmas Tree Festival and the village open gardens.

- A wonderful Grade II listed, three-bedroom family home, located in this highly sought after village
- The property further benefits from a detached one-bedroom annex
- Driveway parking for two cars, plus a stunning, mature rear garden
- Full of charm and character; this is a home that must be viewed to be fully appreciated

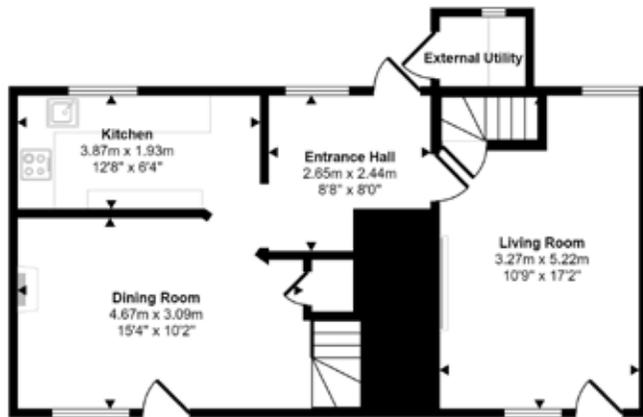
- Internally the property enjoys two reception rooms, these being the living room and dining area
- The ground floor is completed by a modern fitted kitchen and welcoming entrance hall
- To the upstairs, accessed via two stairwells, are three double bedrooms and two family bathrooms
- Secondary double glazing is found throughout the property
- Annex enjoys entrance porch, bedroom, bathroom and open plan living/kitchen
- Viewing is highly recommended

DIRECTIONS

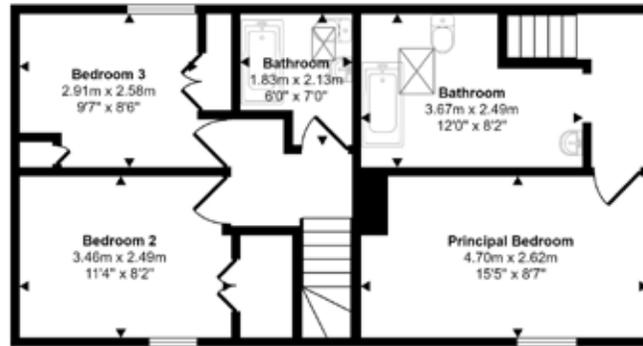
To locate the property, please enter the following postcode into your sat nav system: WR10 3AN. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area
133 sq m / 1429 sq ft



Ground Floor
Approx 54 sq m / 586 sq ft



First Floor
Approx 53 sq m / 572 sq ft



Annexe
Approx 25 sq m / 271 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 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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