



LITTLE WORLD

Hammock Road | Eckington | WR10 3BJ

HUGHES **HS** SEALEY



# Welcome to... LITTLE WORLD

Welcome to Little World, a wonderful four-bedroom detached family home, located on the edge of this highly sought after village and due to its position within the village, the home enjoys sensational Westerly views across neighbouring open countryside and beyond to the Malvern Hills, ensuring that one enjoys breathtaking sunsets as well as a high degree of privacy, something which the current vendors have very much enjoyed.

Beautifully presented and ready to move into, the property is also offered for sale with no onward chain. The home enjoys a wealth of internal accommodation which is matched externally with the property enjoying plenty of driveway parking, an attached single garage plus a private and mature garden that also features its own home office/utility room. It is because of the above, that this property comes with such a high recommendation to view. Internally, Little World benefits from a spacious and welcoming entrance, which provides access to all the rooms. At the front of the property are three of the four bedrooms the home enjoys. Of these rooms, two of the

bedrooms are double rooms with the third bedroom being a single room.

Stepping further into the home, the principal bedroom is located on your right and enjoys views over the mature rear garden. Furthermore, the room benefits from a modern, three-piece en suite shower room. Directly behind the en suite is the modern three-piece family bathroom.

The kitchen is a room that enjoys a wealth of fitted units, sitting alongside a host of integrated appliances. The kitchen is completed with granite work surfaces, tiled splash backs, and inset spotlights whilst a side door provides access to the rear garden.

To the head of the home is a stunning, open plan living/dining room. Enjoying plenty of natural light from the double aspect windows, the room also boasts French doors which leads through to the adjoining conservatory, which allows wonderful views over the garden and neighbouring fields and benefits from underfloor heating.

















# Explore outside... LITTLE WORLD

Externally, to the front of the property is a large driveway, allowing off road parking for three/four vehicles, which in turn leads to the attached single garage, benefiting from light and power. The home also benefits from a wall-mounted electric car charger.

A pathway to the side of the home, leads through to the rear garden which is wonderfully private and very mature. Featuring a large, paved terrace, the rear garden also enjoys a large lawned garden, raised deck terrace, perfect for enjoying those wonderful sunsets, a wealth of mature shrubs and trees and finally an office/utility room. The room has French doors to the front elevation and within benefits from light, power and water connection.

## LOCATION

Within Eckington is a village shop, two public houses, a renowned bridge, church, primary school, cricket and football clubs plus 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 Henrys 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 locals up-to-date with all local events, such as the Eckstock music festival, Advent windows, Christmas Tree Festival and the village open gardens.

## KEY FEATURES

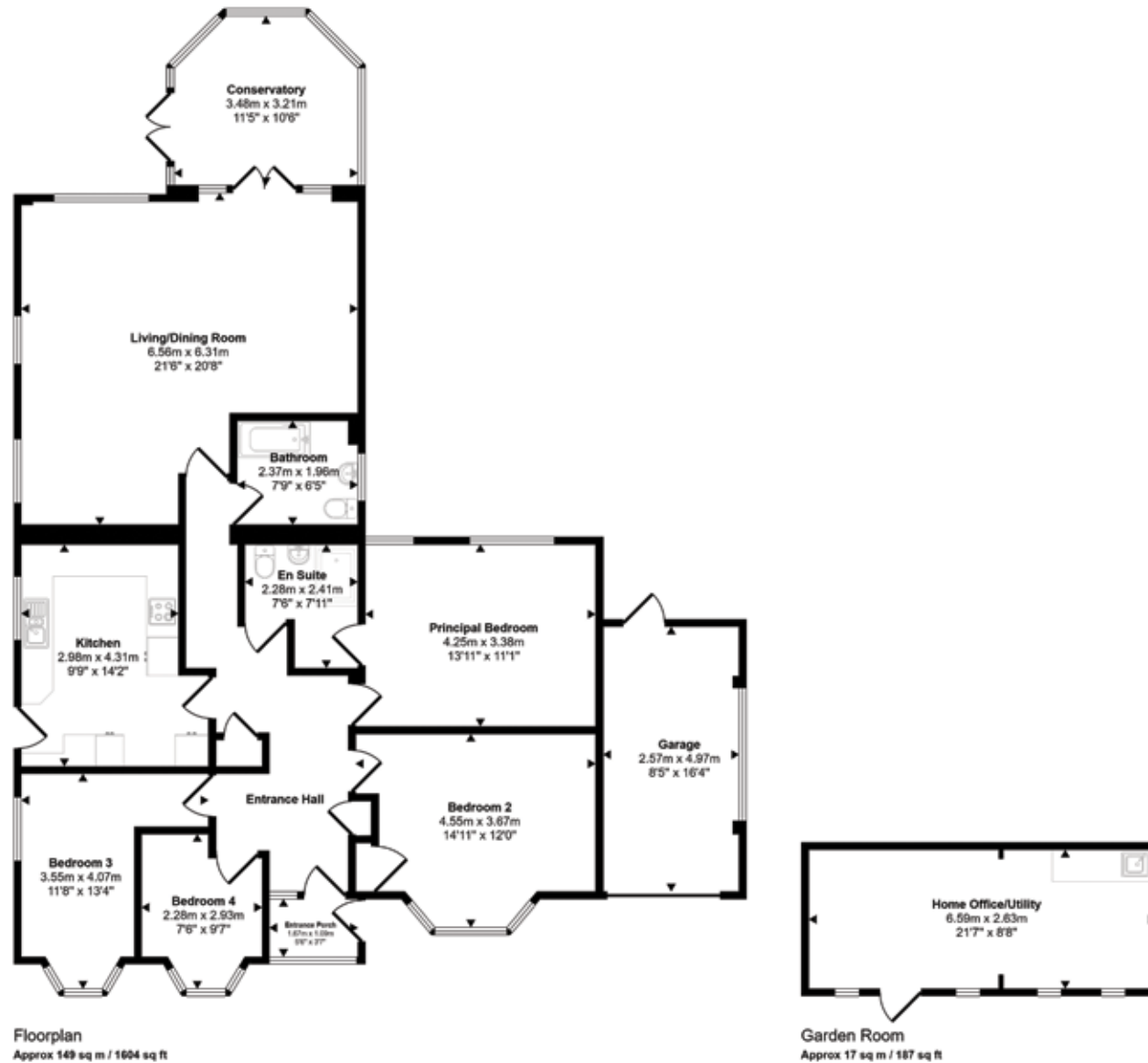
- A wonderful four-bedroom detached family home, located in this sought after village
- Beautifully presented and ready to move into and enjoy
- Benefiting from westerly views across open fields and beyond to the Malvern Hills
- To the front, the property enjoys a large driveway, leading to the attached single garage
- Internally the home features a central, welcoming entrance, giving access to all rooms
- Spacious living/dining room with French doors leading through to the conservatory
- Modern fitted kitchen, enjoying wealth of units, sitting alongside host of integrated appliances
- Master bedroom with en suite, two further double rooms, single bedroom and bathroom
- Mature gardens to the rear, enjoying paved terrace, lawns, raised deck terrace and office/utility room
- A property that comes with a high recommendation to view

## DIRECTIONS

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



Approx Gross Internal Area  
166 sq m / 1791 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.

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

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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