



FERNLEIGH

Little Beckford | Tewkesbury | Gloucestershire | GL20 7AL

HUGHES **HS** SEALEY

Welcome to... FERNLEIGH

Welcome to Fernleigh, a wonderful, three-bedroom detached cottage located in this highly sought after village. Having been extended, the dwelling enjoys a wealth of character that one would expect from a property from this period and as such, the home has a lovely feel. Add in that the property enjoys driveway parking, a detached garage, mature gardens and a sensational, open view to the rear elevation across Gloucestershire countryside, you begin to understand why this home comes with such a high recommendation to view.

Internally the property features a central entrance that leads through to the fitted kitchen and the spacious living room. The living room is located to the front elevation and enjoys plenty of natural light from the double aspect windows whilst French doors lead to a side terrace. Furthermore, and providing a focal point to the room, is a gas

fire which is inset to the chimney breast.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. French doors to the head of the room lead through to the dining area, which is an extension added by the current vendors. This room is a lovely size and will comfortably house a six-eight seater table and chairs and enjoys views over the garden and adjoining paddocks.

Upstairs are three bedrooms and the family bathroom. The principal bedroom enjoys elevated views across the open countryside and further benefits from an en suite shower room. Of the remaining bedrooms, the guest bedroom is a double room, whilst bedroom three is a large single room.









Explore outside... FERNLEIGH

Externally the property enjoys off road parking as well as a detached garage that benefits from light and power, plus an electrically operated roller door. The garden encompasses the property and enjoys large lawned areas, two paved terraces, a well and well-stocked flower beds.

LOCATION

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.

KEY FEATURES

- A wonderful three-bedroom detached, extended family home
- Located in this highly sought after village, enjoying sensational open views to the rear
- A really charming home that has a wonderful feel to the property
- Detached garage with light and power, driveway parking
- Mature, enclosed garden enjoying lawns, a paved terrace and a well

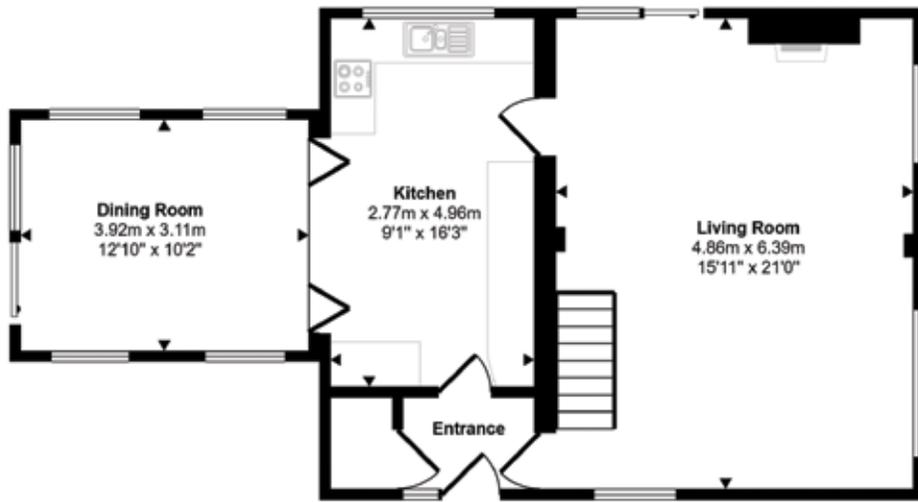
- Entrance hall, spacious living room with gas fire inset to the chimney breast
- Fitted kitchen, enjoying a wealth of units, with French doors leading to the dining area
- Principal bedroom with elevated rear views and en suite shower room
- Two further bedrooms, one double, one single room and family bathroom
- Internal viewings recommended

DIRECTIONS

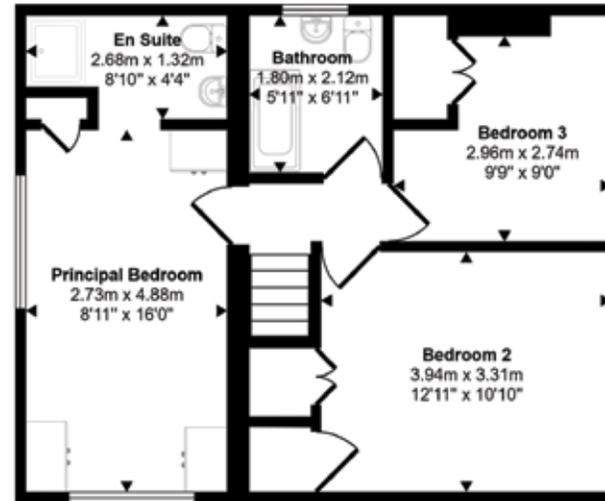
Please enter GL20 7AL. into your sat nav system. Turning into the lane, proceed towards the end and the property can be located on your left.



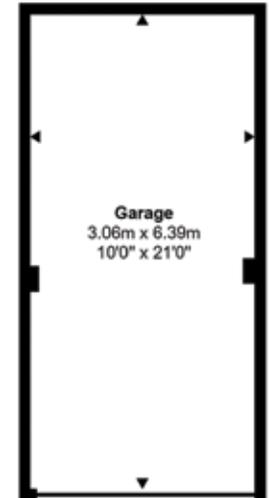
Approx Gross Internal Area
134 sq m / 1442 sq ft



Ground Floor
Approx 64 sq m / 685 sq ft



First Floor
Approx 51 sq m / 547 sq ft



Garage
Approx 20 sq m / 211 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.





HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

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