



LITTLE FOXES

Cheltenham Road | Little Beckford | GL20 7AL

HUGHES **HS** SEALEY

# Welcome to... LITTLE FOXES

Welcome to Little Foxes, a two-bedroom bungalow located in this highly sought after village, offered for sale with no onward chain. Having recently been refurbished, the home further benefits from driveway parking plus front and rear gardens, and it is because of the above, that this property comes with a high recommendation to view.

Internally, the property features a central entrance hall which allows access to all the internal rooms, including a spacious living room, garden room, fitted kitchen, two good sized bedrooms and a family shower room.

Externally, the property is accessed via double opening gates which allows access to the driveway, where multiple vehicles can park. To the rear is an enclosed

garden that offers a paved terrace, maturing flower beds and lawns.

## 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 VVI, 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 two-bedroom detached bungalow, located in this highly sought after village
- Offered for sale with no onward chain
- Recently refurbished, the home is well presented and ready to move into and enjoy
- Central entrance allows access to many of the rooms
- Living room with sliding doors leading through to the garden room

- Fitted kitchen enjoying a range of units, sitting alongside a host of integral appliances
- The property enjoys two bedrooms and a shower room
- Driveway parking to the front, allowing off road parking for multiple vehicles
- Enclosed rear garden featuring paved terrace and lawns
- Internal Viewings Recommended

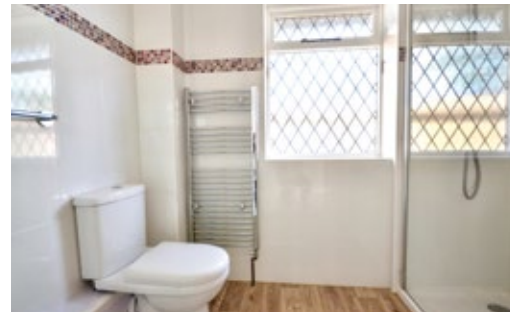
## DIRECTIONS

To locate the property, please enter GL20 7AL into your sat nav system: . Upon arrival, the property can be identified by our For Sale sign.

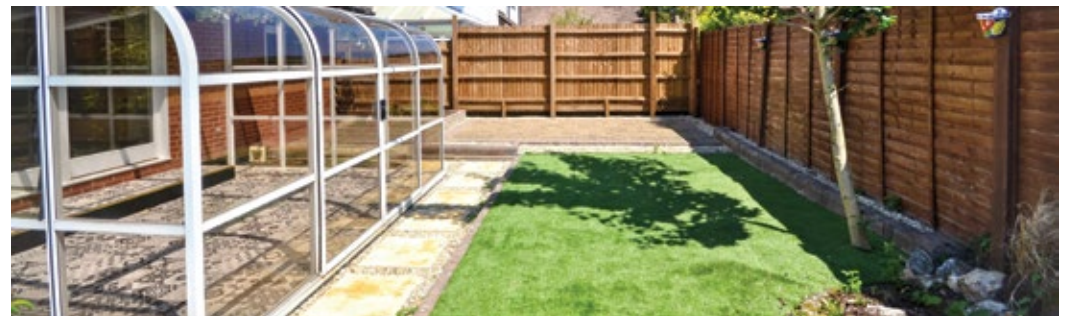




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Scale of items such as bathroom suites are representative only and may not look like the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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 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 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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