



MISTLETOE COTTAGE
Hammock Road | Eckington | WR10 3BJ

HUGHES **HS** SEALEY

Welcome to... MISTLETOE COTTAGE

Set within a generous and particularly private plot, this attractive detached home provides an exceptional opportunity to acquire a substantial family residence in the highly regarded village of Eckington, Worcestershire. The property immediately impresses with its established gardens and appealing approach, whilst internally it offers well-proportioned and versatile accommodation arranged over two floors. The flexible layout provides five bedrooms with an upstairs study/office which has also doubled as a bedroom on family occasions. This makes the property ideally suited to modern family life. The principal living accommodation is warm and inviting, with a spacious sitting room centred around an attractive fireplace and benefiting from excellent natural light. A superb conservatory provides an additional reception area,

enjoying an outlook over the beautifully established gardens and creating a wonderful connection between the house and outside space.

The kitchen/dining room provides a practical and sociable heart to the home, with ample storage, work surfaces and space for family dining. There is also a useful utility area and well-appointed bathroom facilities.

The bedrooms are generously proportioned, with the upper floor enjoying a selection of attractive rooms beneath the roofline. The accommodation offers considerable flexibility, allowing the next owner to configure the space according to their individual requirements. The principal bedroom on the ground floor enjoys fitted mirrored wardrobes, a four-piece, en suite bathroom and French doors to the rear garden.









Explore outside...

MISTLETOE COTTAGE

Outside is undoubtedly one of the property's principal attractions. The gardens are mature, established and exceptionally private, featuring extensive lawned areas, well-stocked borders, mature hedging, established trees and a variety of seating and entertaining areas. The generous plot provides an unusual degree of privacy and offers significant scope for outdoor enjoyment.

A substantial attached garage provides excellent storage and parking provision, whilst the driveway offers additional off-road parking.

Situated in Eckington, the property benefits from the village's attractive Worcestershire setting, with countryside and village amenities close at hand which include a village shop, two public houses, a church, primary school and estate agents. Combining generous accommodation, a substantial private plot and excellent versatility, this is a home that deserves a detailed inspection.

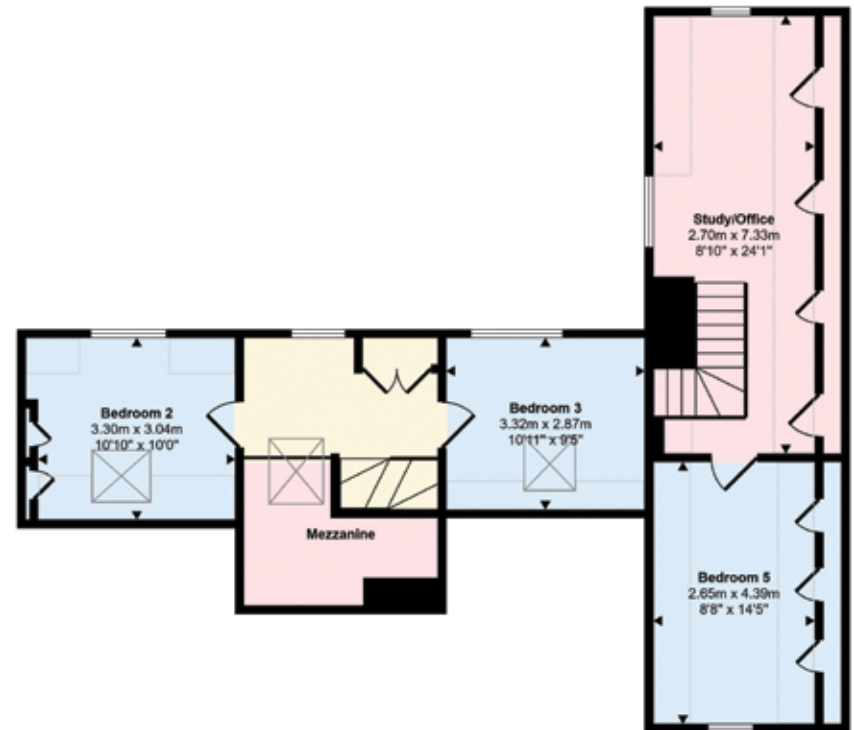
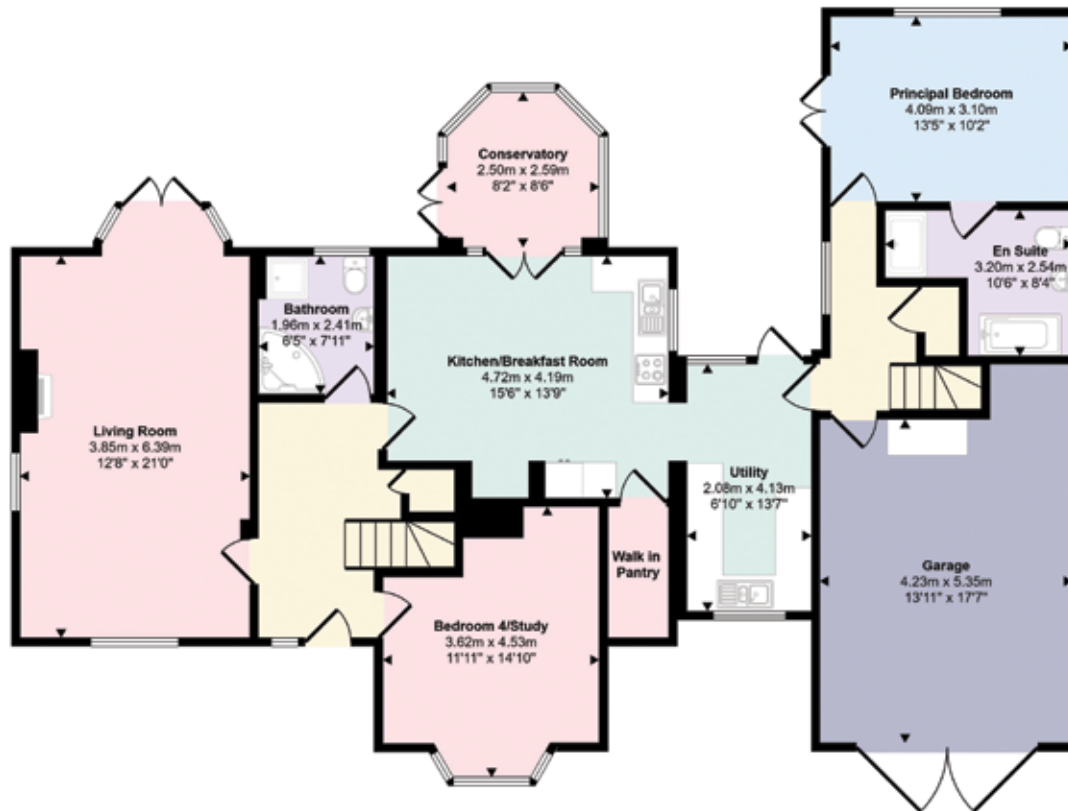
- Five bedroom detached family home, located in this highly desirable village
- The property benefits from generous and highly private gardens, which encase the property
- Flexible accommodation, the fourth bedroom (downstairs) has also been used as a study and music room
- Spacious sitting room with feature fireplace and French doors leading to the rear garden
- Well-proportioned kitchen/breakfast room with doors leading to the conservatory
- Ground floor bathroom, separate utility room and integral access to the garage
- Ground floor is completed by the principal bedroom, with fitted wardrobes and four piece en suite
- Four further double bedrooms, with one bedroom featuring adjoining study/playroom
- Large driveway being able to accommodate a multitude of vehicles
- A property that must be viewed to be fully appreciated

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
212 sq m / 2284 sq ft



Ground Floor
Approx 146 sq m / 1574 sq ft

First Floor
Approx 66 sq m / 710 sq ft

Denotes head height below 1.5m

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 Grappy 300.

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 **HS** SEALEY



HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES  SEALEY