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Hillview

Littleworth, Winchcombe, GL54 5BT

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Dating back to circa 1904 is this wonderful Edwardian five bedroom detached home located in a sought after hamlet just outside Winchcombe.

- Reception hall
- Drawing room
- Sitting room
- Dining room
- Kitchen
- Breakfast room
- Utility room
- Cloakroom
- Garage
- Principal bedroom with ensuite
- Guest bedroom with ensuite and built in cupboards
- Three further bedrooms
- Family bathroom
- Garden

Hillview is a beautiful four square home nestled in its own mature garden enjoying one of the best positions in this sought after hamlet overlooking open countryside to the front.

The original part of the building dates back to 1904 and over the years the current owners have added a modern extension as a way to increase the square footage and make the accommodation ideal for entertaining family and friends. This characterful property has enjoyed continual improvements which have been cleverly executed to give a modern approach to its Edwardian heritage.

At over 2500 Sq Ft of internal accommodation (including the garage), this is a home on a lovely scale with a traditional layout to suit modern family living. Either side of the wide entrance hall are two reception rooms, with a sitting room to one side and a formal dining room to the other, both of equal proportions and each enjoying a fireplace.

Double doors from the dining room open to the kitchen, an excellent room that has been transformed into a spacious open plan room with the addition of an extension.



One side is dedicated to arrange of contemporary units and a breakfast island with inset hob, which opens to a large breakfast/family area with sliding doors that leads to the terrace and garden. A utility room is located off this area, which offers direct access to outside and an internal door into the garage.

Also from the kitchen is access to the drawing room, which has also benefited from the extension to create a formal room, with sliding doors leading to outside. A cloakroom, with side access, completes the accommodation on the ground floor.

The bedrooms on the first floor are of equally good proportions. Two double bedrooms are positioned to the front, enjoying a pretty street scene. Across the rear of the property, there is a principal bedroom with modern en suite shower room, a guest bedroom with en suite and a study/bedroom five which is adjacent to the family bathroom.

Outside:

From the charming lane in which the house is positioned, a driveway provides formal parking and access to the garage. There is an area of mature hedging to the front, with a gate into the rear garden, a lovely outside space which is easy to maintain yet ample space to play and enjoy.

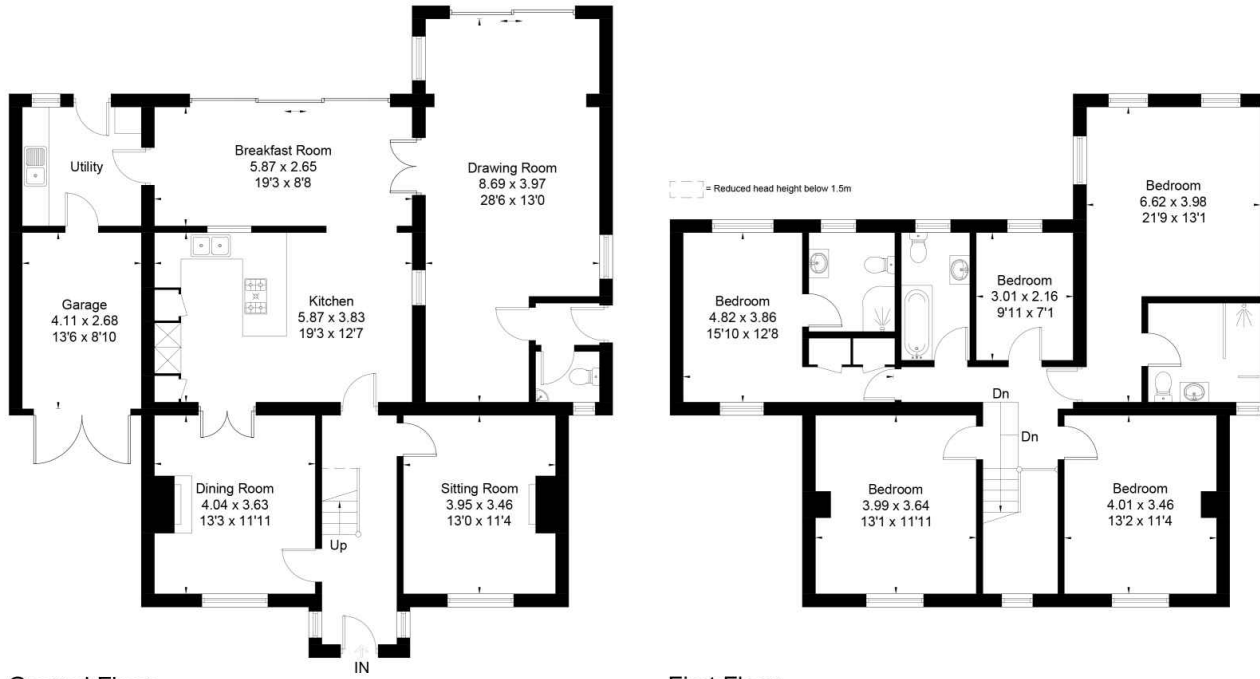
Situation:

Littleworth is a quaint hamlet, which comprises a cluster of properties that enjoy an idyllic semi-rural setting between the sought after village of Greet and Winchcombe. Positioned in An Area of Outstanding Natural beauty it is noted for its rolling hills and open countryside, which makes for some of the best walking and riding landscape all on the doorstep. Winchcombe itself is a charming market town, which is within a walk or short drive of the property, it has become a cultural centre over recent years with its cosmopolitan feel and excellent range of facilities including butchers, bakers, well stocked shops, excellent restaurants, coffee shops and a florist. Schooling in the area is particularly good with a well reputed primary and secondary school. Whilst beautifully semi-rural, it is extremely accessible with the larger centre of Cheltenham only eight miles away. A fashionable hub with further excellent schools in both the state and private sector. For the commuter transport links are strong with regular bus routes between Cheltenham and Winchcombe, easy access to the M5 Tewkesbury and M4 corridor via the A40/A419. There are direct trains from Cheltenham to London and from Kingham.



FLOORPLANS

Approximate Floor Area = 239.9 sq m / 2582 sq ft (Including Garage)

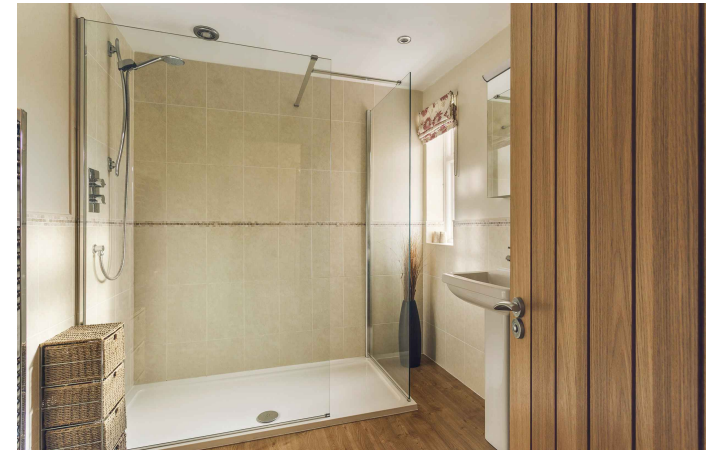


Ground Floor

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63194



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		