



2 Manor Farm Cottages, School Lane,  
Middle Littleton, Evesham, Worcestershire, WR11 8LX

**£250,000**

- ◉ Stunning Victorian Cottage Presented to a High Standard Throughout
- ◉ Two Bedrooms
- ◉ Living Room & Dining Room
- ◉ Kitchen
- ◉ Bathroom
- ◉ Off Road Parking to the Front
- ◉ Attractive Enclosed Garden. EPC D



**Gusterson Palmer  
& James**

The Vale of Evesham Property Experts

Residential Sales: 01386 761241

email:enquiries@gpandjames.co.uk

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7 Merstow Green, Evesham, Worcestershire, WR11 4BD



**Directions** From Evesham High Street, proceed in a southerly direction along Abbey Road to the river bridge. Turn left here into Waterside and follow the road to the next junction. Turn right into Port Street and proceed to a roundabout. Bear left into Elm Road and follow this road to the bypass roundabout. Continue straight over and follow the road into Badsey. When passing through the village turn left signposted The Littletons, into Birmingham Road. Follow this road for some two miles into South Littleton and continue through the village until entering Middle Littleton. Take the first right hand turn into School Lane and follow this road along and around a sharp bend where a lane takes you towards the Tithe Barn, the property can be found on the left hand side located by the Gusterson Palmer & James For Sale board.

Set in a semi rural position, within a conservation area, this stunning two bedroom Victorian cottage is presented to a high standard throughout. The property offers accommodation comprising an entrance hall, living room, dining room, kitchen, rear porch, two bedrooms and a bathroom. Outside there is off road parking to the front and an attractive enclosed rear garden.

The front door opens to the **Entrance Hall:** having a panel radiator, tiled floor, stairs to the first floor and a brace and latch door to:

**Living Room 13'0 x 11'11 (3.96m x 3.63m):** with a double glazed window to the front, panel radiator, brick fireplace with gas stove inset, television point, telephone point and opening to:

**Dining Room 16'5 x 7'9 (5m x 2.36m):** having a window to the rear, panel radiator, understairs storage cupboard, door to the rear porch and a doorway to:

**Kitchen 9'10 x 7'2 (3m x 2.18m):** with double glazed windows to the side and rear, tiled floor, loft access and a wall mounted gas fired combination boiler. The kitchen is fitted with a selection of wall and base units with work surfaces and tiled returns. There is a single drainer sink unit, built in electric oven with gas hob and extractor hood over and spaces for a fridge freezer and washing machine.

**Rear Porch:** having double glazed windows, tiled floor, space for a tumble dryer and a door to the garden.

**First Floor Landing:** with brace and latch doors to:

**Bedroom One 13'3 x 9'9 (4.04m x 2.97m):** having a double glazed window to the front, panel radiator and a built in wardrobe.

**Bedroom Two 10'2 x 7'9 (3.1m x 2.36m):** with a double glazed window to the rear, panel radiator, exposed painted floorboards and access to the boarded loft space.

**Bathroom 8'5 x 7'3 (2.57m x 2.21m):** having an obscure double glazed window to the rear, feature radiator, tiled floor, door to a linen cupboard and a white suite comprising of a low level WC, pedestal wash hand basin and a panel bath with mains shower over.

**Outside:** the front has a gravelled area that provides off road parking space with a step up to the front door. The rear garden has a paved seating area that steps up to an area of lawn with established well stocked borders. Stepping stones lead down the garden to a garden shed. Gated pedestrian access leads from the rear of the garden via a footpath to the front.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.2 SQ.M.)

MANOR FARM COTTAGES, MIDDLE LITTLETON  
TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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This computer generated image is not to scale and is to show approximate room layouts. All furnishings and removable fittings are for illustration purposes only and do not form part of the contract.

Planning inquiries concerning the property and surrounding area can be made with Wychavon District Council at [www.wychavon.gov.uk](http://www.wychavon.gov.uk)

Environmental inquiries concerning the property and surrounding area can be made with the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Only the items specifically mentioned in the particulars are included in the sale price. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**VIEWING** By prior appointment through the agents. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office when we will be pleased to confirm the position and continuing availability for you, particularly if you contemplate travelling some distance to view the property

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