



◆ OVERBROOK ◆ ARROW LANE ◆ NORTH LITTLETON ◆ WR11 8EF ◆  
◆ GUIDE PRICE £500,000 ◆





- **DETACHED BUNGALOW**
- **BEAUTIFULLY PRESENTED**
- **LARGE PLOT**
- **EXTENSIVELY REFURBISHED**
- **DUAL ASPECT SITTING ROOM**
- **THREE BEDROOMS**
- **MASTER ENSUITE**
- **SHOWER ROOM**
- **WELL-STOCKED REAR GARDEN**
- **GARAGE AND OFF-ROAD PARKING**
- **OPEN VIEWS**
- **PEACEFUL LOCATION**









## ABOUT THE PROPERTY...

Situated on a large plot backing onto open fields this beautifully presented three-bedroom detached bungalow is situated in a peaceful sought-after village and has been extensively refurbished. The property is double glazed and gas centrally heated, has ample off-road parking at the front, a garage and a lovely well stocked rear garden that enjoys a sunny aspect. The current owners have refurbished both bathrooms, done extensive redecoration and have laid new carpets and installed oak doors.

This fabulous property is approached via the gravel driveway to the storm porch and front door which opens into an expansive hallway with all the rooms off. The dual aspect sitting room is large, light and airy and benefits from a log burner for those cosy winter nights. With a range of wall and base units and spaces for appliances the kitchen breakfast room has doors and windows to the rear garden and plenty of scope for updating. The master bedroom overlooks the garden and has its own ensuite bathroom. There are two further bedrooms and a lovely family shower room.

The rear garden is mainly laid to lawn with beautiful well-stocked borders and a vegetable area. There are two patio areas and a further covered seating area for alfresco dining. From the garden there is pedestrian access to the garage which has power and lighting.

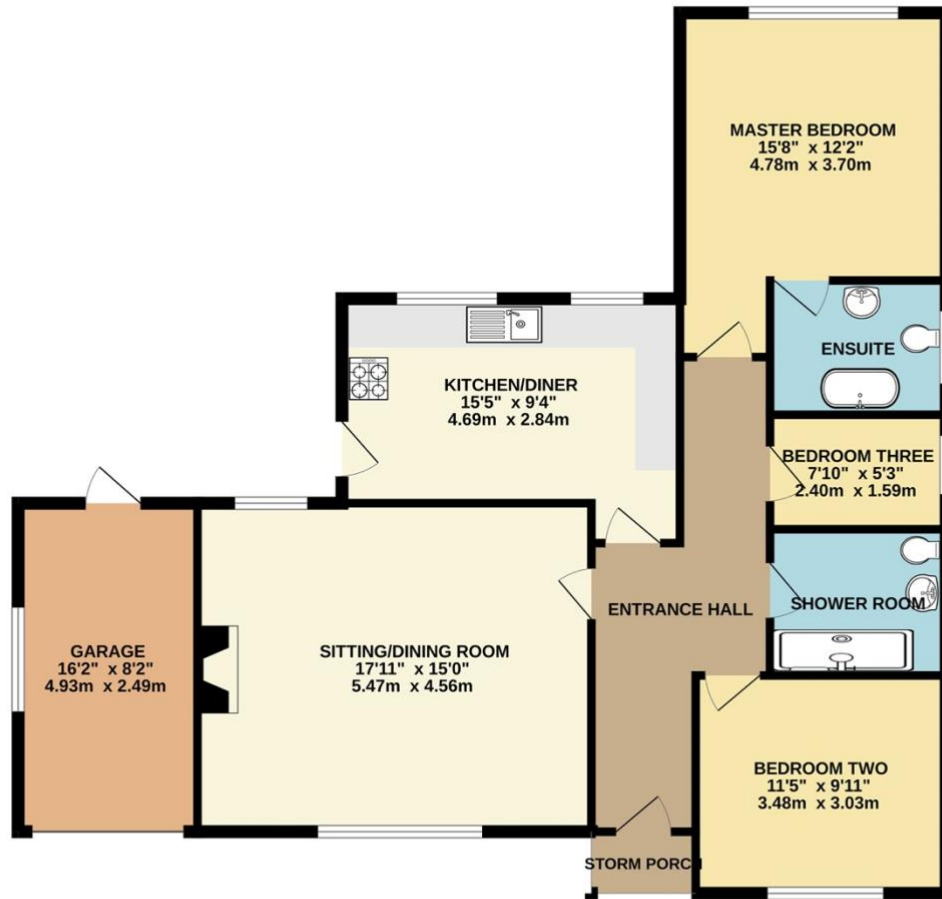


## ABOUT NORTH LITTLETON...

Nestling within the beautiful Vale of Evesham, the tiny village of North Littleton is rural and idyllic, yet ideally situated for ease of access by either road or rail. Honeybourne station is just 2.4 miles away and the Market Town of Evesham is 5 miles.

In close proximity to the Cotswolds, Stratford-upon-Avon and the Malvern Hills, the parish comprises the villages of North Littleton and Middle Littleton and is located near the larger settlement of South Littleton. North Littleton has many local facilities including St Nicholas Church, a public house (currently for sale) and football club. The village of South Littleton, about 1 mile away, has a village shop as well as a tennis club and bowling club.

GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



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