



Cottons Lane, Ashton-Under-Hill, WR11 7SS

**SHELDON
BOSLEY
KNIGHT**

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Property Description

This detached three-bedroom bungalow is situated in the sought-after village of Ashton-under-Hill and enjoys an exceptional setting with far-reaching views across open countryside. Offering single-storey living with generous proportions throughout, the home presents an exciting opportunity for enhancement and extension, subject to the necessary planning permissions.

The internal layout includes a spacious entrance hallway that leads to a generous living room with a bay window and fireplace, alongside a separate dining room that also enjoys garden views. The kitchen is positioned to the rear of the property with access to a useful utility room. Three bedrooms are served by a family bathroom, with the primary bedroom benefitting from an en-suite.

Externally, the property boasts a beautifully proportioned lawned garden to the front, offering a private green outlook. To the rear is a further lawn and off-road parking, along with access to an attached single garage. The loft room spans the majority of the property footprint, offering excellent potential for conversion and the creation of additional living space.

This charming bungalow, which would benefit from modernisation, offers a unique opportunity to create a forever home in one of Worcestershire's most picturesque rural villages.





Key Features

- THREE BEDROOM DETACHED BUNGALOW
- SITUATED IN ASHTON-UNDER-HILL
- FAR REACHING COUNTRYSIDE VIEWS
- SPACIOUS LIVING AND DINING ROOMS
- FRONT AND REAR LAWNED GARDENS
- OFF-ROAD PARKING AND GARAGE
- GENEROUS LOFT ROOM WITH POTENTIAL
- SCOPE TO EXTEND (STPP)
- EPC RATING = D

**Guide Price
£500,000**

Ashton-Under-Hill

The picturesque village of Ashton-under-Hill sits on the edge of Bredon Hill, within the Cotswolds Area of Outstanding Natural Beauty. The village is home to a mix of period and contemporary houses and benefits from a local pub, church, nursery, and both primary and middle schools. Conveniently located, Ashton-under-Hill is approximately within ten miles from Broadway, Evesham, Tewkesbury, and Winchcombe, while the larger centres of Worcester, Cheltenham, and Gloucester offer excellent shopping, educational, cultural, and leisure facilities.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E.

EPC Rating: AWAITING

Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

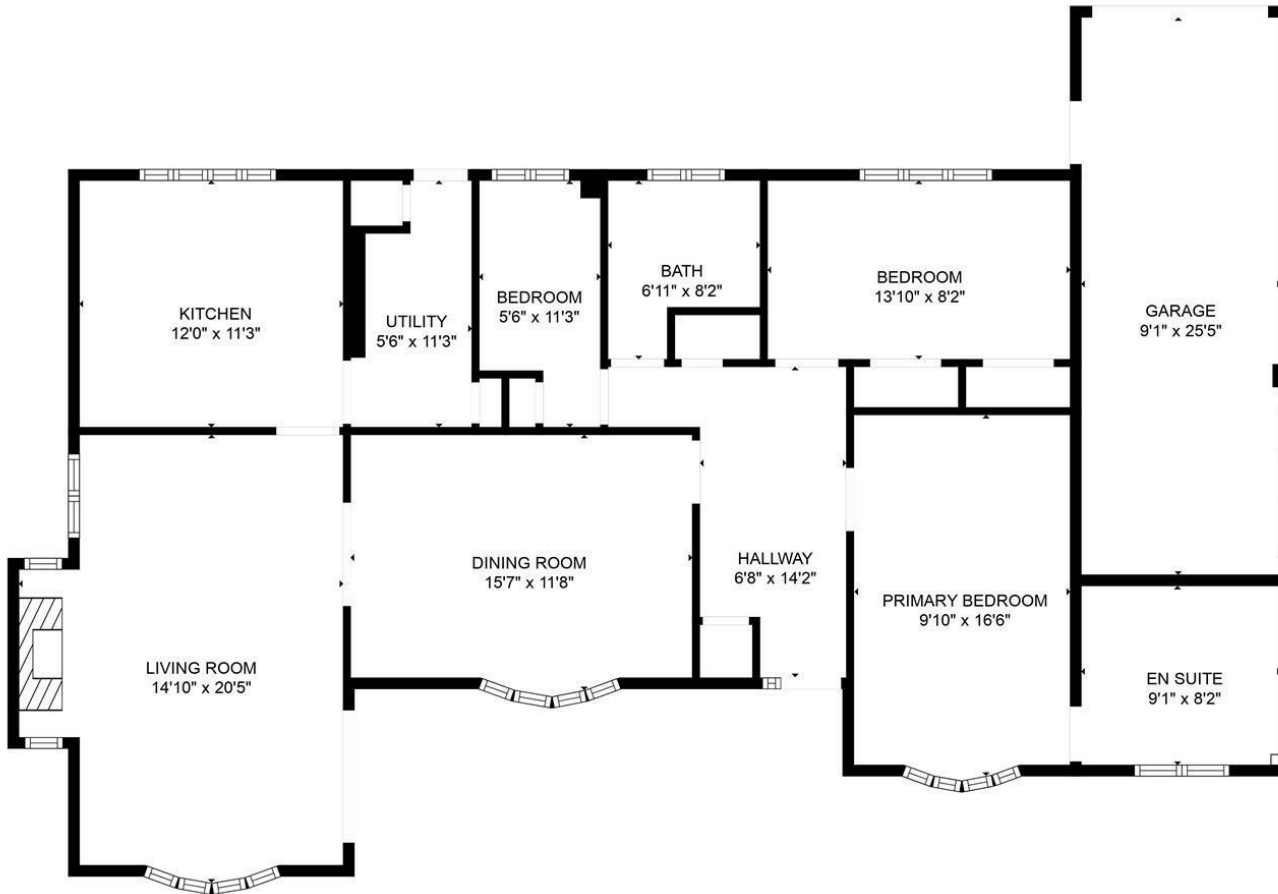
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



TOTAL: 1277 sq. ft
FLOOR 1: 1277 sq. ft
EXCLUDED AREAS: GARAGE: 232 sq. ft, WALLS: 114 sq. ft

Measurements are calculated accurately but are not guaranteed.



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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