



## Charming wing of Manor House in sought after village

Manor Lodge, Beckford, GL20 7AF

Freehold

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Entrance lobby • sitting room • kitchen/dining room  
 • cloakroom • utility room • principal bedroom with  
 dressing room and shower • two further bedrooms  
 • family bathroom • off road parking area  
 • west facing gardens with further woodland area

### Situation

The property is situated in a lovely position on the edge of a conservation area in the village of Beckford, on the lower slopes of Bredon Hill, an area surrounded by open countryside and bordering the Overbury Estate. Beckford is situated approximately 7 miles from Evesham, 5 miles from Tewkesbury, 10 miles from Cheltenham and less than 5 miles from the M5 at Ashchurch. This popular village has a Church, tennis courts, village hall, public house, and activities such as a WI, Toddlers Club, Tai Chi and Gardening Club. There is also a nature reserve and lovely walking opportunities in the area. Tewkesbury and Evesham offer a wide range of local amenities and Evesham a direct line rail service to London Paddington and Birmingham. There are also several good farm shops locally.

### Description

Manor Lodge is a charming wing of a Grade II listed Manor House, now divided into five dwellings. Believed to date from the early C17th, the property offers accommodation over two floors. Tucked away from the road, a pathway leads from the parking area, through the garden and to the front door. There is a useful entrance lobby which in turn leads to a

cloakroom and through to a utility room. The spacious sitting room has a high ceiling giving a lovely airy feel and window and double doors out to the gardens, a fireplace with wood burning stove and parquet flooring. Steps lead up to the dining area and on to the kitchen area. There is a central island and range of bespoke timber floor cupboards. There is also a useful pantry. On the first floor the principal bedroom has a wide bay window facing west and looking out over the gardens, and an en suite dressing room with a shower cubicle. There are a further two bedrooms and a spacious family bathroom. The gardens lie to the front of the property and are west facing, level, and mainly laid to lawns with mature hedging and a timber summerhouse. Beyond the lawned areas is a small area of woodland. In total, the grounds extend to approximately a fifth of an acre.

**Services:** Mains water and electricity. Propane gas fired central heating. Mains drainage.

**Local Authority:** Wychavon District Council

**Tenure:** Freehold

**Viewing:** Strictly by appointment with Savills.





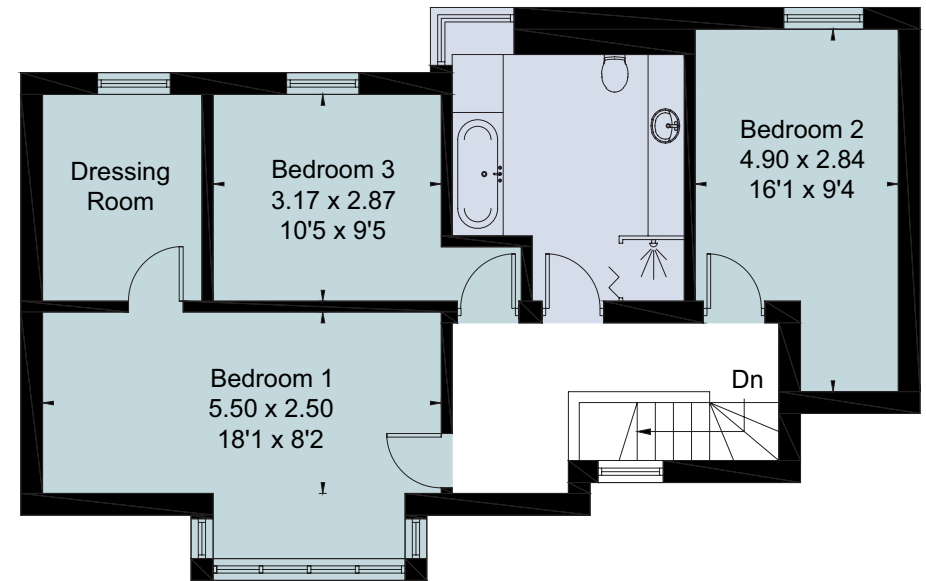
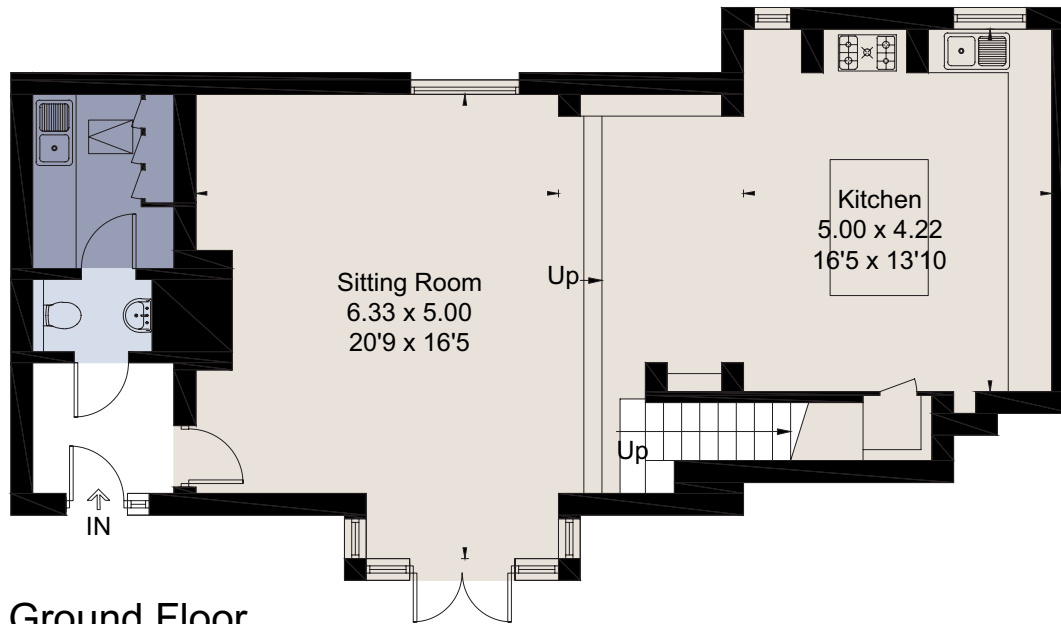
**Manor Lodge, Beckford, GL20 7AF**  
**Approximate Area** 148 sq m / 1593 sq ft



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**Catherine Anderson**  
Savills Cheltenham  
**01242 548 000**  
cheltenham@savills.com



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