



A highly attractive executive style home

White Hart Villa, Elmley Road, Ashton-under-Hill. WR11 7SH

Guide £750,000 Freehold



Entrance Hall • Kitchen / breakfast room • dining room
• utility • sitting room • four bedrooms • two en suite
bathrooms • family bathroom.

Situation

Ashton-Under-Hill is a quietly situated village approximately 13 miles from Cheltenham. The village comprises of period and contemporary houses and has a public house, church, primary and middle school.

Day to day shopping at the market town of Evesham is approximately 4 miles. Pershore is approximately 8 miles away and offers a host of coffee shops and restaurants together with a beautiful medieval Abbey.

There are good transport links with the M5 motorway approximately 6 miles away, whilst Evesham and Cheltenham both have main-line train stations.

Description

White Hart Villa is a beautifully presented four bedroom home situated within the heart of the village. The property has been significantly improved and renovated by the current vendor and offers stylish and well-appointed accommodation throughout.

The bespoke kitchen is a striking feature and has a comprehensive range of wall and base units with Corian work surfaces and an attractive island unit with further storage.

The formal dining room is in superb decorative order with an eye-catching inglenook fireplace, perfect for social gatherings and family celebrations alike.

The dual aspect sitting room is equally as impressive, the focal point is a tasteful log burner with oak mantle over. French doors open to an attractive rear terrace, a welcome addition in the summer months.

There are a number of character features which include inglenook fireplaces, polished stone and oak flooring. The principal bedroom affords attractive far reaching rural views, together with an en suite and a highly useful walk-in dressing area.

The other bedrooms are all of an excellent size with a further en suite to bedroom two. There is an attractive low maintenance garden, open rural views and a spacious driveway with a tasteful open car barn.

The paved terrace to the rear of the provides a wonderful entertaining space with steps rising to a lawned area enclosed by hedgerow and fencing. The old pig sty at the foot of the garden offers useful storage.

At one side of the house there is a recently erected open car barn with overhead storage and a spacious bloc paved drive that provides parking for a number of vehicles. There is additional gravelled parking to the other side.





Services

Mains electricity, mains water, mains drainage, oil fired central heating.

Local Authority

Wychavon Distict council

Tenure

Freehold

Council Tax

Band = G

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = C

Viewing

Strictly by appointment with Savills.



White Hart Villa, Elmley Road, Ashton-under-Hill. WR11 7SH

Approximate Area 196 sq m / 2110 sq ft

Outbuilding 6.4 sq m / 69 sq ft

Total 202.4 sq m / 2179 sq ft (Excluding Shed / Cart Lodge)

Including Limited Use Area (4.9 sq m / 53 sq ft)

Contact

Savills Cheltenham

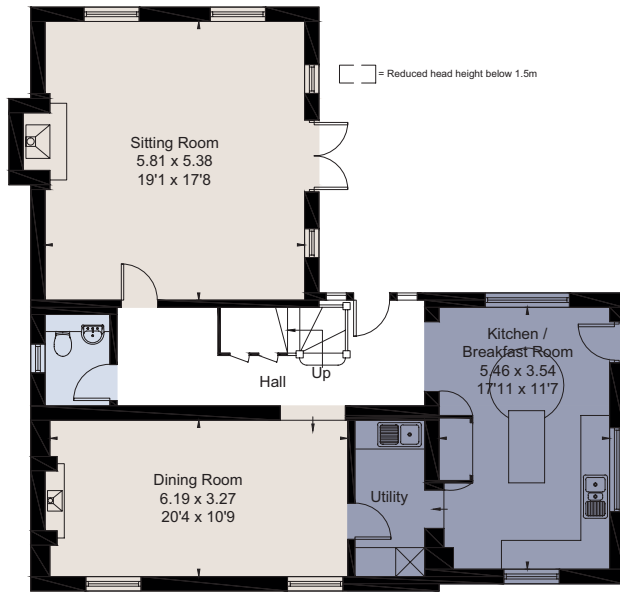
01242 548 000

cheltenham@savills.com

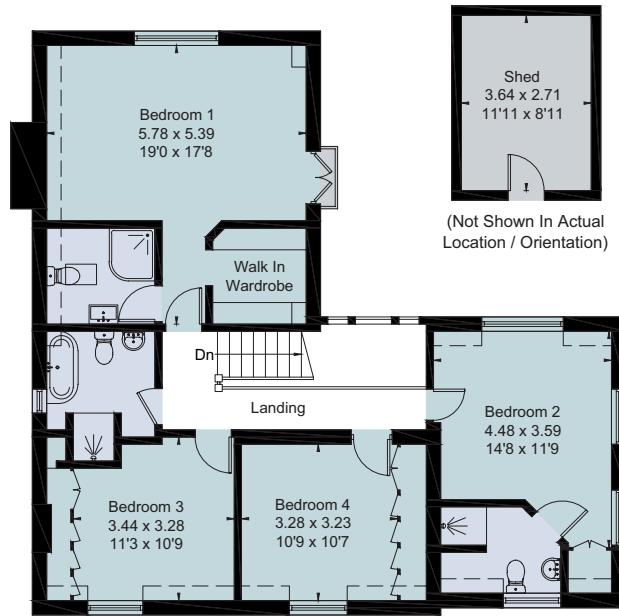


savills

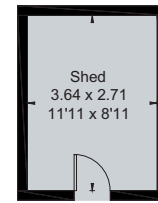
savills.co.uk



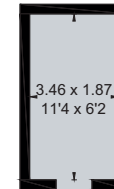
Ground Floor



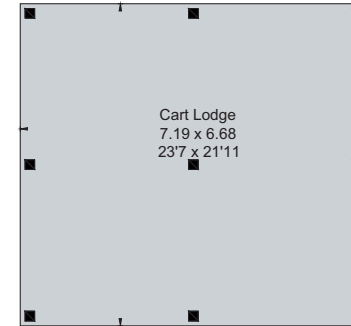
First Floor



(Not Shown In Actual Location / Orientation)

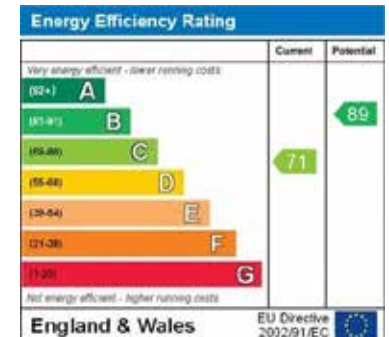


(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Outbuildings



For identification only. Not to scale. © 221206PB

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

