



LITTLE CLAYDON
WESTMANCOTE | GLOUCESTERSHIRE



VIEWS TO TAKE YOUR BREATH AWAY

On a clear day you can see forever . . . so goes the song, and it's a sentiment that's spectacularly showcased at Little Claydon, a beautiful three-bedroomed detached cottage with views to take your breath away.

It really would be hard to improve on the dreamy vista across the picturesque countryside to Cleeve Hill, the Malverns and even, 'on a clear day', as far as the Black Mountains. Even better, it can be enjoyed from all the reception rooms and all the bedrooms. Even the entrance hall has a big picture window at the end, creating that 'wow!' as soon as you walk through the front door.

The unique charm of this elevated location in the sought-after village of Westmancote, on Worcestershire's border with Gloucestershire, can be appreciated even further with the addition, seven years ago, of a two-storey extension –

increasing the floor area to nearly 1,700 sq ft. The large open-plan kitchen/family room and adjoining dining room are flooded with natural light via bifolds and windows - creating an aura that's very much at one with the inspiring landscape, designated an Area of Outstanding Natural Beauty. It's even better in the summer when doors and windows are open and there's a seamless flow between indoors and the terraces.

With the original part of Little Claydon dating back 200 years, great care has been taken to ensure old and new blend harmoniously – and it's been achieved with aplomb. Here, you can enjoy both the modern-day convenience of a 26x15ft contemporary kitchen/family room, dining room and principal bedroom suite alongside the period character and charm of the original cottage with its beamed living room and characterful bedrooms.



Add in to all this a pretty cottage garden, a generous amount of private parking and an ultra-desirable location on the lower slopes of ancient Bredon Hill served by a local shop, two super pubs and Ofsted 'outstanding' primary and secondary schools, and you have the perfect package.

Let's fill in the details . . .



A COTTAGE FOR ALL SEASONS

Watching the landscape change through the seasons is just one of the benefits of choosing Little Claydon. The cottage itself is beautifully presented and ideal for a young family, downsizers or weekenders seeking an escape from the city – it's about an hour from both Birmingham and Bristol.

Accessed via a quiet lane and a five-bar gate onto a gravelled driveway with parking space for a few cars, the front door opens into the entrance hall with a cloakroom/WC tucked away to the left and a couple of big cupboards – perfect for coats and shoes - and small utility room with plumbing for laundry appliances at the far end.

The dreamily atmospheric 20x15ft living room lies up a couple of steps to the right

in the original part of the cottage and features superb period features including a central oak pillar, beams and a wonderfully evocative inglenook fireplace with a mighty oak lintel occupying most of the far wall, now fitted with a gas-fired woodburner-style stove. It has great antiquity, but this room is brilliantly light and airy thanks to windows on both sides.

On the other side of the entrance hall is the expansive, light-filled kitchen/family room embracing a very special 'at one' unity with the surrounding countryside. With underfloor heating, it's the hub of everyday life all-year-round and has a great range of ivory cabinetry under black granite worktops arranged at one end with integrated AEG double oven, induction hob and dishwasher.





Beyond this, peace and relaxation is assured in the family area, the perfect place for winding down in front of the bifolds and enjoy the view - the field immediately behind is grazed by horses and sheep. Just add comfy sofas and a TV for a made-to-measure heart of family life. Via a couple of steps down, this flows open-plan into the 17x8ft dining room with its triple windows and French doors – simply idyllic for summertime entertaining.





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AND SO TO BED...

A handsome oak staircase rises from the living room to the beamed landing with the new extension to the left encompassing the 15x10ft principal bedroom with its stupendous double-aspect views and a sleek, modern en-suite shower room. There's also an equally chic family bathroom.

On the other side of the landing in the original cottage there's a delightful beamed and vaulted double bedroom with windows to the front and rear plus a charming third bedroom.





IN AN ENGLISH COUNTRY GARDEN

The garden of Little Claydon is just how you would picture a cottage garden to be - a tumbling vision of colourful borders crammed with old English flowers, a rustic path under a rose-entwined trellis and a stream water feature bordered by expanses of lawn with a mighty tree casting some shade on hot days.

A fabulous elevated terrace borders the cottage on two sides and, with those views, it can't be beaten as a place to chill out or entertain.

Enclosed by low post and rail fencing to ensure those magnificent views are not spoiled in any way, this is a garden for relaxation, for children to play in, or for further cultivation if desired. There are two sheds for stowing away mowers, garden equipment and children's outdoor toys.





ROUND AND ABOUT

The hamlet of Westmancote lies about a mile equidistant between the larger settlements of Bredon and Kemerton, which are both well served with community facilities.

Bredon is the largest and has a Spar shop/post office selling all the everyday necessities, a GP surgery, village hall with a busy programme of activities and clubs and, close to the pretty River Avon and marina, The Fox & Hounds pub serving local Donnington ales alongside a dining menu which includes a pie of the week and fashionable 'small plates' for nibbling alongside a glass of wine. It also has a lovely garden.

Kemerton also has a popular pub, The Crown Inn, with real ales, locally brewed cider and a seasonal menu including delicious Sunday lunches.

The village primary school, Bredon Hancock's

Endowed CE First School, is Ofsted-rated outstanding, as is the secondary school, Bredon Hill Academy. Excellent independent schools in the vicinity include Bredon School, Bowbrook House School and Pate's Grammar School.

Clearly, this idyllic countryside location is extraordinary and much sought-after. Bredon Hill and the surrounding fields, orchards and ancient footpaths are rich in wildlife and many are home to protected species such as rare birds, bats, beetles, otters and pole cats. It's paradise for those who like nothing better than scenic rambles, biking and horse riding. Walking the dog is a pleasure not a chore!

Little Claydon is perfectly placed for the commuter being six miles from the M5 and three miles from Ashchurch station with mainline trains to Birmingham and Bristol.



WHERE TO GO WHEN YOU NEED:



Milk: The Spar in nearby Bredon is open 7 days a week and sells all the everyday necessities. It is also the local Post Office.



Dinner/Drinks: You will find several good local pubs in the vicinity. The Fox & Hounds on Church Street in Bredon has a very friendly atmosphere and serves excellent traditional pub fare. There is also the Crown Inn in Kemerton for Sunday Lunch. For fine dining not far away is Michelin-starred Eckington Manor with Bredon Hill as its backdrop. Slightly further afield is Cheltenham with an excellent range of restaurants including The Ivy, Brasserie Blanc, Gallimores Kitchen, The Giggling Squid and the Chelsea Brasserie to name a few.



Golf: For keen golfers the local clubs include, Evesham Golf Club, Harvington, Cleeve Hill and Broadway, with the latter two affording players the most stunning views of the Cotswolds.



Gym/Fitness/Tennis: Local gyms include Gym & Tonic at the Croft Farm Water Park, MJ's Gym at Northway and Studio46.fit at the Ashton Business Centre, all around a ten-minute drive away. For tennis there are very friendly and active local clubs at Bredon (1 mile away) and Beckford (3 miles away).



Weekly Shop: There is a large Morrisons (5 miles) in Tewkesbury. In Evesham there is Waitrose, Tesco and M&S Food Hall. There are also many farm shops in the locality. For a high-quality delicatessen and butcher, we recommend Teddington Stores a 10-minute drive from Little Claydon.



Schools: The village primary school, Bredon Hancock's Endowed CE First School, is Ofsted-rated "outstanding", as is the secondary school, Bredon Hill Academy. Independent secondary schools nearby include Bredon School and Bowbrook House School. Cheltenham is also home to Cheltenham College, Cheltenham Ladies College, and Dean Close.



Walks: There are many walks around Westmancote, located on the Gloucestershire/Worcestershire borders at the edge of the Cotswolds. Very close by is Bredon Hill and there are well-known circular walks in the vicinity. The summit of the hill is in the parish of Kemerton, and it extends over parts of eight other parishes. The hill itself lies within the Cotswolds Area of Outstanding Natural Beauty. For the energetic a hike to the top of the hill will blow away the cobwebs and afford glorious views over the Vale of Evesham and to the Malvern Hills.

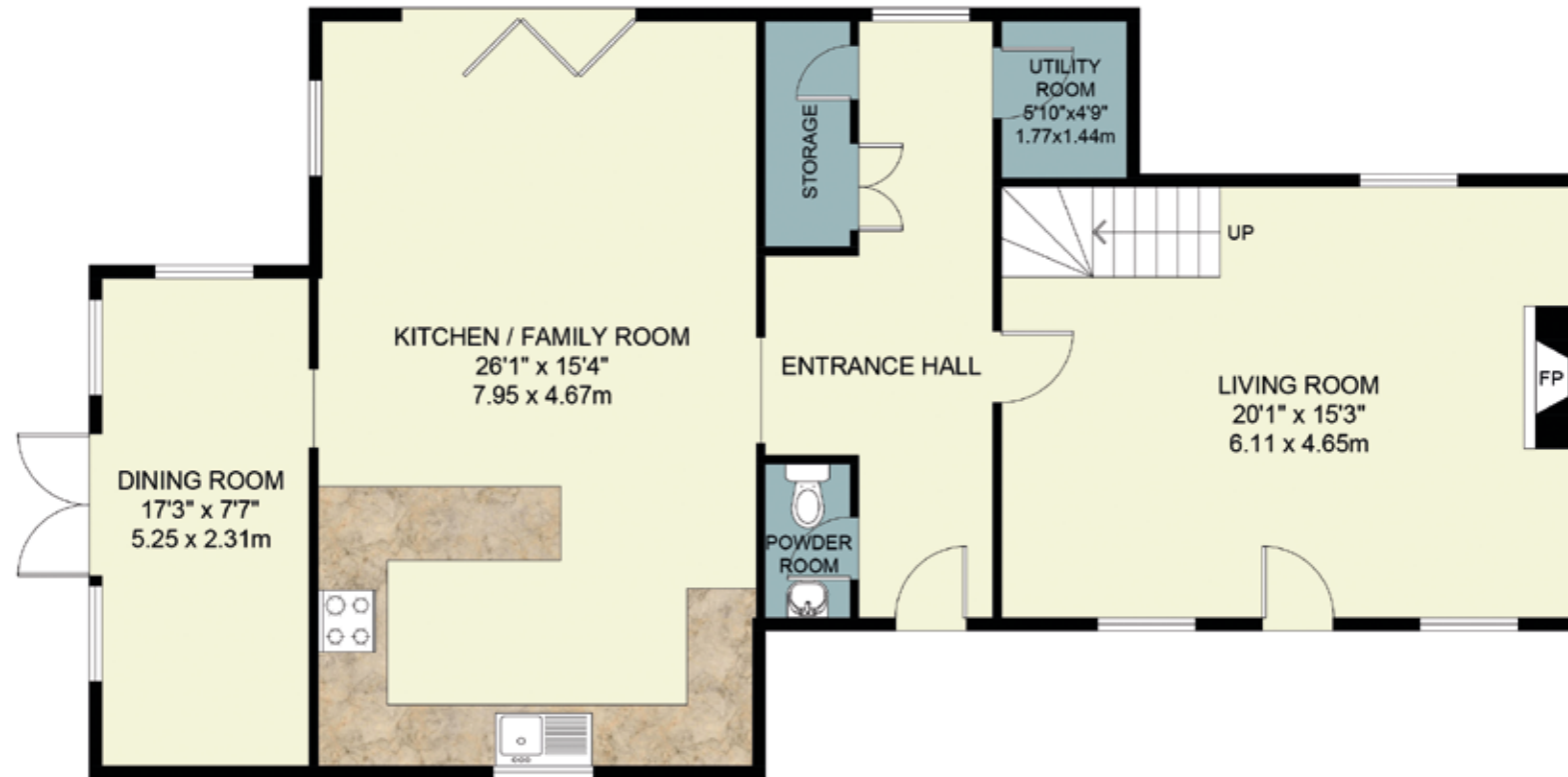


Ground Floor: 1028 sq.ft / 95.5 sq.m

First Floor: 639 sq.ft / 59.2 sq.m

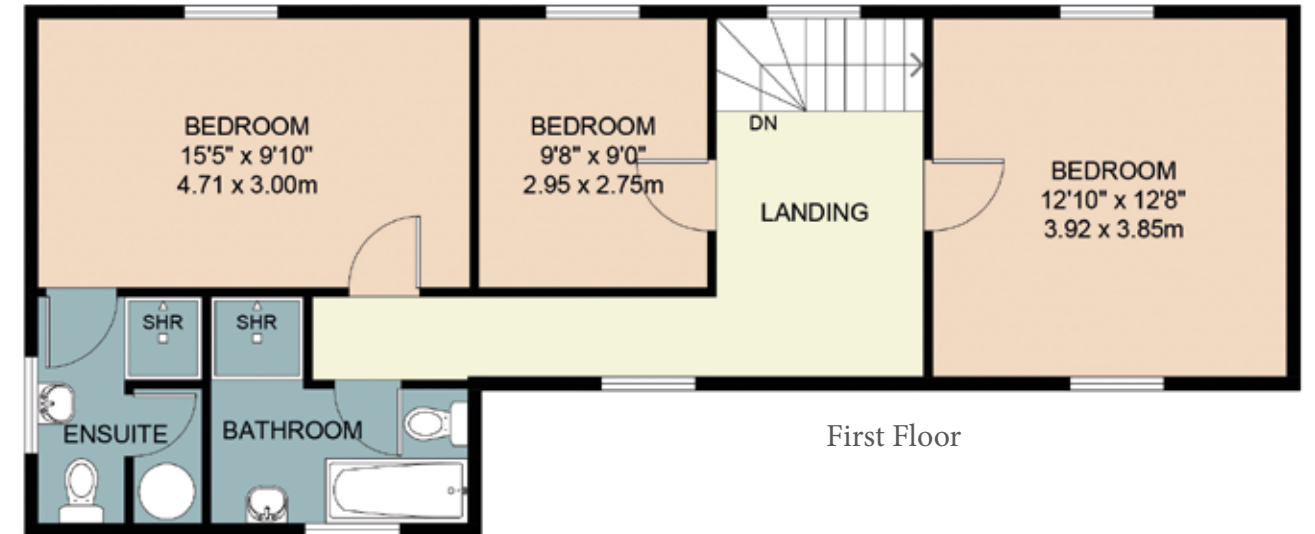
Total: 1667 sq.ft / 154.7 sq.m

Ground Floor



The Finer Details...

- Local Authority – Wychavon District Council
- Council Tax Band – F
- Heating – Mains Drainage
- Directions – Bredon – 1 Mile
Cheltenham – 10 Miles
Worcester – 15 Miles



First Floor

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STOWHILL ESTATES

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