



MANIKIN



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN QL17-20

Eckington

01684 293246

**Engall
Castle
.com**

Manikin, Hackett's Lane, Eckington, WR10 3DG

With far reaching views to Bredon's Tower on Bredon Hill, Manikin sits privately within its garden plot. Individually built with handmade attractive bricks approximately 30 years ago, it offers generously proportioned, beautifully presented accommodation with much opportunity and versatility.

Briefly the accommodation comprises of a large welcoming hallway; triple aspect lounge with stone fireplace housing an open chimney with attractive alcove detail each side. Across the hall is a further reception room which the current vendors use as a guest bedroom with its own ensuite shower room; ideal for multi-generational living or of course as a further reception room.

The country style kitchen/breakfast room has ample space for a dining table and is fitted with a range of wall and base units, together with various bespoke handmade wooden cupboards and a butler sink. There is a door out to the garden and a further door into a useful utility room with plumbing and access out to the garden.

Upstairs there are three large double bedrooms. One of the bedrooms has an ensuite shower room and there is an additional large bathroom.



The bathroom is fitted with a panel bath, pedestal wash basin, separate shower cubicle and low level wc.

Throughout the property has the benefit of gas central heating, double glazed wood framed windows and solid wood doors.

Backing onto fields, the gardens are lovely, laid predominantly laid to lawn with mature trees and shrubs. A gravel driveway leads to the property and the double garage attached at the side and provides ample parking for several vehicles.

Eckington is a popular village not least for its excellent range of facilities, primary school, shop, hair salon, eateries and good public transport links. In addition its proximity to the motorway network make it a great commuter base.

Approximate distances (miles):

Bredon	3	Cheltenham	18
Tewkesbury	7	Birmingham	36
Evesham	12	Bristol	54
Worcester	12	London	126

Ground Floor

Entrance Hall	16'6" x 10'
Lounge	16'11" x 14'11" max
Reception Room	16'6" x 9' max
Kitchen/dining room	15'7" x 8'9"
WC	
Utility	

First Floor

Bedroom 1	16'11" x 12'2"
Bedroom 2	14'2" x 9'
Ensuite	
Bedroom 3	10' x 9'
Bathroom	

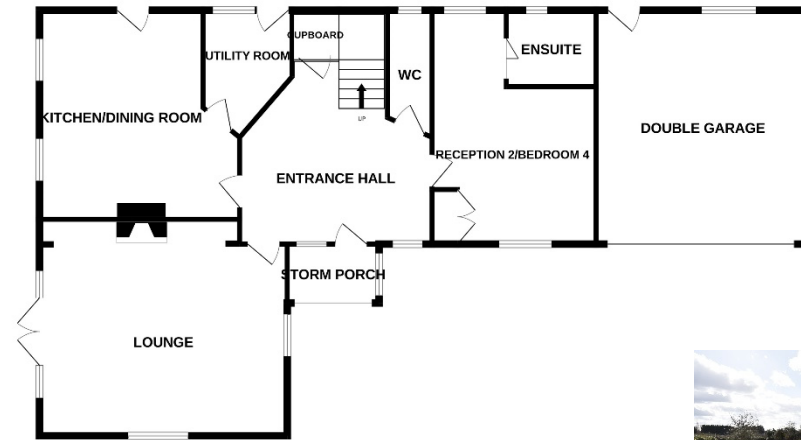
Outside

Garage

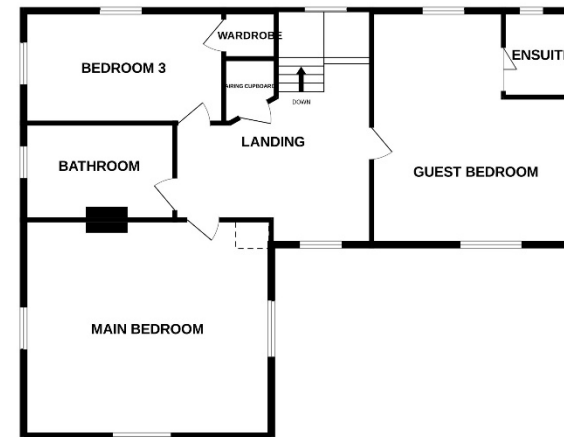
Tewkesbury Borough Council Tax Band F



GROUND FLOOR



1ST FLOOR



EPC commissioned

Whilst every effort has been made to ensure the accuracy of the floorplan, variations may occur.

This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £825,000

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