



2017 - 2019  
Gold Winner

ESTATE AGENT  
IN GL17-20

**Beckford**

**01684 293246**

**Engall  
Castle**  
.com

## 2 Crumps Cottages, Beckford, GL20 7AF

As pretty as its name suggests, this cottage is immaculately presented offering characterful and spacious accommodation positioned within this heart of this delightful village.

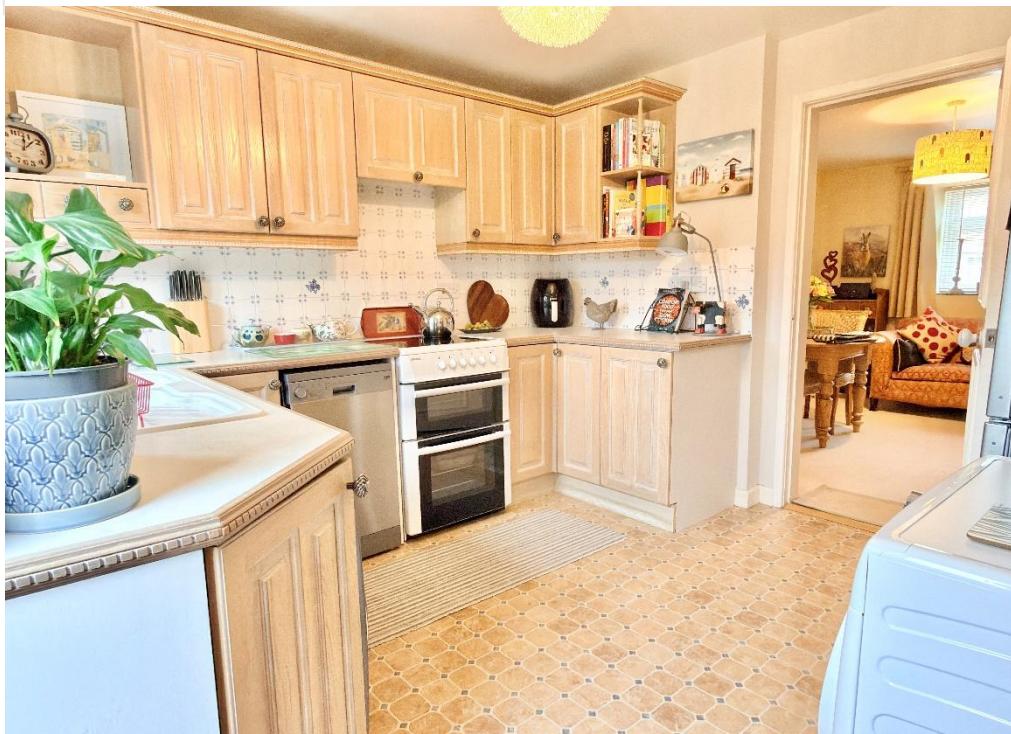
The entrance hall welcomes visitors and leads to the lounge at the rear of the cottage with an attractive fireplace housing a modern log burner. An archway leads into the dining room, which in turn has a door leading through to the kitchen.

The kitchen is fitted with a range of wall and base units and has a door leading out to the garden.

Completing the accommodation on the ground floor is a wc.

On the first floor there are three good sized bedrooms and the main bathroom.

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



Outside the rear garden is private and attractively laid out with lawn, patio and mature planted borders. There is gated access to the rear of the property into the private gravelled courtyard which gives access to the carport parking and garage en bloc.

The cottage has the advantage of oil fired central heating and double glazed windows.

Located adjacent to open fields, this property is situated in the popular and vibrant village of Beckford.

Beckford is a sought after village centrally located between Cheltenham, Evesham and Tewkesbury and benefiting from excellent village facilities including shop; tennis courts; parish church and public house.

With J9 of the M5 within 5 miles it is an ideal commuter base with the benefit of beautiful rural countryside all around it is one home you will enjoy driving home to.

## Ground Floor

Entrance Hall	8'2" x 6'2"
Lounge	15'9" x 12'4"
Dining room	12'5" x 10'5"
Kitchen	10'5" x 9'9"
WC	

## First Floor

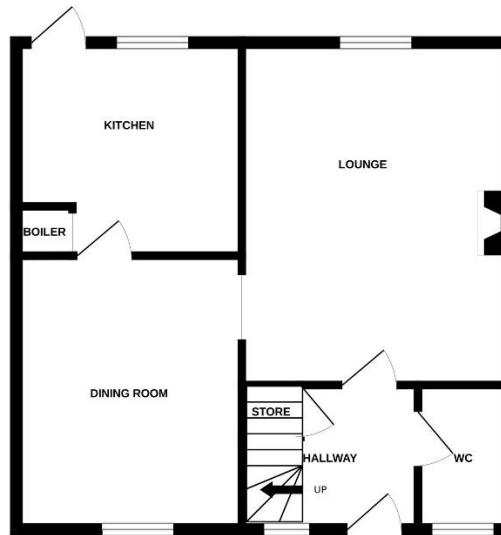
Bedroom 1	11'x10'5"
Bedroom 2	10'3" x 8'8"
Bedroom 3	10'5" x 8'3"
Bathroom	9'4" x 9'1"

## Outside

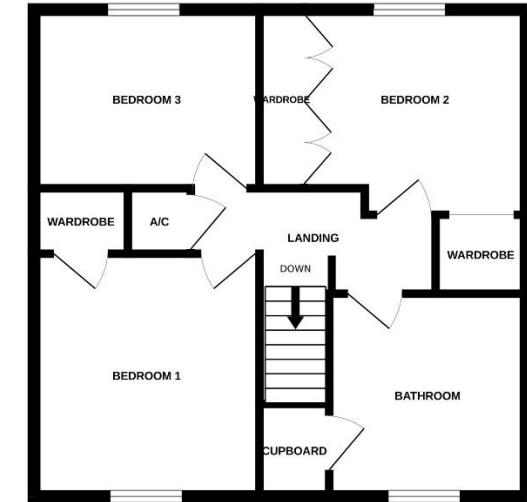
Garage	15'1" x 8'3"
Carport	

## Wychavon District Council Tax Band E

GROUND FLOOR



1ST FLOOR



**Guide Price £495,000 Freehold**

Viewing strictly by arrangement with **Engall Castle Ltd**

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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.



Energy Efficiency Rating	
Very energy efficient - lower running costs (92+)	A
Energy efficient - lower running costs (81-91)	B
(71-80)	C
(61-70)	D
Not energy efficient - higher running costs (1-60)	E
Very poor energy efficiency - very high running costs (1-10)	F
Very poor energy efficiency - very high running costs (1-10)	G

England, Scotland & Wales  
EU Directive 2002/91/EC

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