



Beckford

01684 293246



Olands, Main Street, Beckford, Tewkesbury, GL20 7AD

Every now and then quite special properties come to market, and this is one such property. On the market for the first time in 35 years, Olands is a fabulous family home with extensive gardens, dearly loved by the current vendor and now ready for the next generation, offering much potential to extend if required (subject to the necessary consents) or to just move in and enjoy.

Briefly the accommodation comprises of a welcoming hallway which leads on the right to a dual aspect lounge benefitting from an attractive fireplace with inset open fire. A large picture window offers a view of the visiting wildlife which includes muntjac deer.

Across the hallway is a second reception room, currently used as a formal dining room. To the rear, with a door from the hall and the lounge is a large kitchen/breakfast room.

The kitchen is fitted with a range of wall and base units with an integrated electric double oven and ceramic glass hob.

Completing the accommodation on the ground floor is a utility room and guest wc.

On the first floor there are 3 bedrooms and main shower room, both double bedrooms benefitting from fitted wardrobes.



Attached to the side of the property and accessed from the inner lobby, is a large double garage which benefits from power and light and a personal door at the rear to the garden. It also has the advantage of a staircase leading to excellent attic space.

Outside the grounds are extensive, approximately half an acre (unmeasured) and are arranged as formal gardens with sweeping lawns, wide mature planted borders, trees, greenhouse and summerhouse. A gateway leads through to a more natural woodland area, with its own natural spring, wild flowers and reaches down to the Carrant Brook.

There is access to the rear on both sides of the property which is approached by a gravel driveway offering ample parking for several vehicles. The front garden is also laid to lawn with mature planting.

Beckford is a vibrant and sought after village centrally located between Cheltenham, Evesham and Tewkesbury and benefiting from excellent village facilities which include a shop; children's nursery, eateries, sports facilities including tennis, croquet, football and play park; 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
Lounge 23'11"x11'6"
Kitchen/breakfast room 17'11"x13'7"
Dining Room 11'8"x10'7"
Utility 9'x8'
WC

First Floor

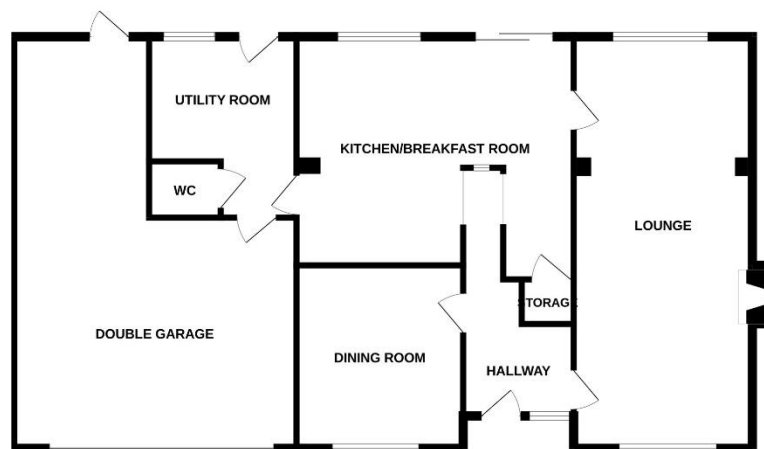
Bedroom 1 15'11"x9'7"
Bedroom 2 10'7"x9'11"
Bedroom 3 10'7"x5'8"Min
Shower Room 7'10"x4'11"

Outside

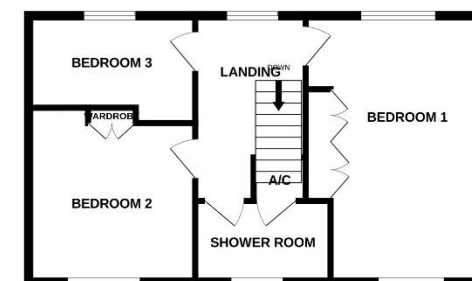
Garage/workshop 18'1"x14'4"
Greenhouse
Garden Shed

Wychavon District Council Tax Band E

GROUND FLOOR



1ST FLOOR



Services:

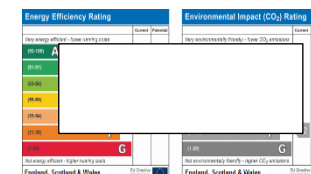
Oil Central Heating
Mains Drainage
Double glazed windows

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 £675,000

Viewing strictly by arrangement with Engall Castle Ltd
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