



Rainbows End, South Littleton, Worcestershire







A lovely **equestrian property** with a detached three bedroom bungalow, more than 17 acres, paddocks, manège, stables and barn in a secluded edge of village location.

Summary of accommodation

Hall | Sitting room | Kitchen/breakfast room | Utility room | Cloakroom | Principal bedroom with en suite shower room | Two further bedrooms
Family bathroom | Garden | Greenhouse | Hot tub | Extensive paddocks with expansive views to the Cotswolds

Stableyard with an American barn with 9 stables and feed area | Barn for fodder store with internal store room | Tackroom | Manège | Horse walker
Lunge pen | Woodland | Bridlepath to give access to surrounding countryside

In all, about 17.28 acres

Distances

Honeybourne Railway Station 3 miles, Evesham 3 miles (trains to London Paddington from 1 hour 41 minutes), Stratford upon Avon 12 miles
M5 (J9) 15 miles, Cheltenham 20 miles, Worcester 18 miles, Birmingham International Airport 33 miles

(All distances and times are approximate)



Knight Frank Stratford-upon-Avon
Bridgeway
Stratford-upon-Avon
CV37 6YX
knightfrank.co.uk

James Way
01789 297735
james.way@knightfrank.com



Situation

There is a primary school in South Littleton, Post office, parish church, recreation ground, tennis and bowling clubs and The Ivy Public House in North Littleton. Blackminster Secondary School is close by.

Middle Littleton has the National Trust-owned impressive Tithe Barn.

Broadway, Chipping Campden and other Cotswold villages are within easy reach. There is a selection of independent schools locally, including King Henry's in Evesham.

Mainline train services from Honeybourne 1 mile and Evesham, and the motorway networks (M5 and M40) is easily accessible.

Local footpaths and bridleways provide excellent access to the surrounding countryside. In particular, a bridlepath runs along the eastern boundary of the property, giving access for riding and hacking.

There are a number of golf courses in the area and racing at Cheltenham, Worcester and Stratford-upon-Avon.

The property

Rainbows End is a detached rendered bungalow under a slate roof converted over a decade ago from a former cowshed with UPVC double-glazed windows and doors, timber-effect and tiled floors.

Entrance hall with a cloakroom. The sitting room has a woodburner in an exposed brickwork chimney breast and patio doors to the flagstone patio and garden. Large kitchen/breakfast room with an extensive range of kitchen units with double bowl sink, range cooker with extractor hood over and appliances, door to outside and door to a utility room.

There are three attractive bedrooms, one with en suite shower room with contemporary shower room fittings. Family bathroom with bath and separate shower.







Gardens and grounds

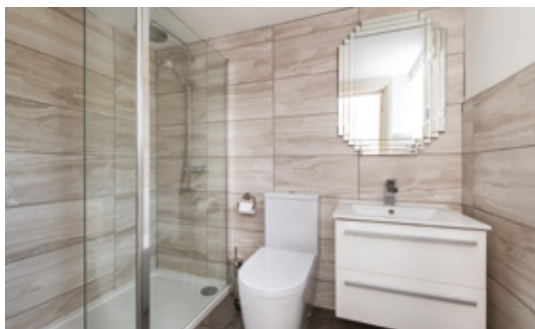
The garden to the bungalow lies to the east and west sides of the property, principally lawned with flower borders and a flagstone patio with a hot tub and greenhouse. Parking area.

Rainbows End lies on the edge of the village with the land and stables, accessed by a track running through the paddocks to a conservation area of bushes at the top, from which there are wonderful views.

The land is divided into paddocks surrounding the stableyard, some with water troughs and some with post and rail fencing. The extensive equestrian facilities include a barn with 9 stables, three with doors to outside, storage/feed area. Power and water are connected. There is a hay barn with a concrete floor incorporating a secure tack room and further store.

Outside is a horse walker, lunge/turn out pen and a large fenced all-weather manège with sand and carpet fibre surface.

There is a secondary right of way to the land from Bennetts Hill.









Services

Mains water and electricity are connected to the property. LPG gas fired central heating. Mains gas is understood to be available nearby. Private drainage system Telephone and Broadband are available.

Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Directions (WRII 8TU)

What3Words: ///inviting.according.foam

Viewing

By prior appointment only with the agents.

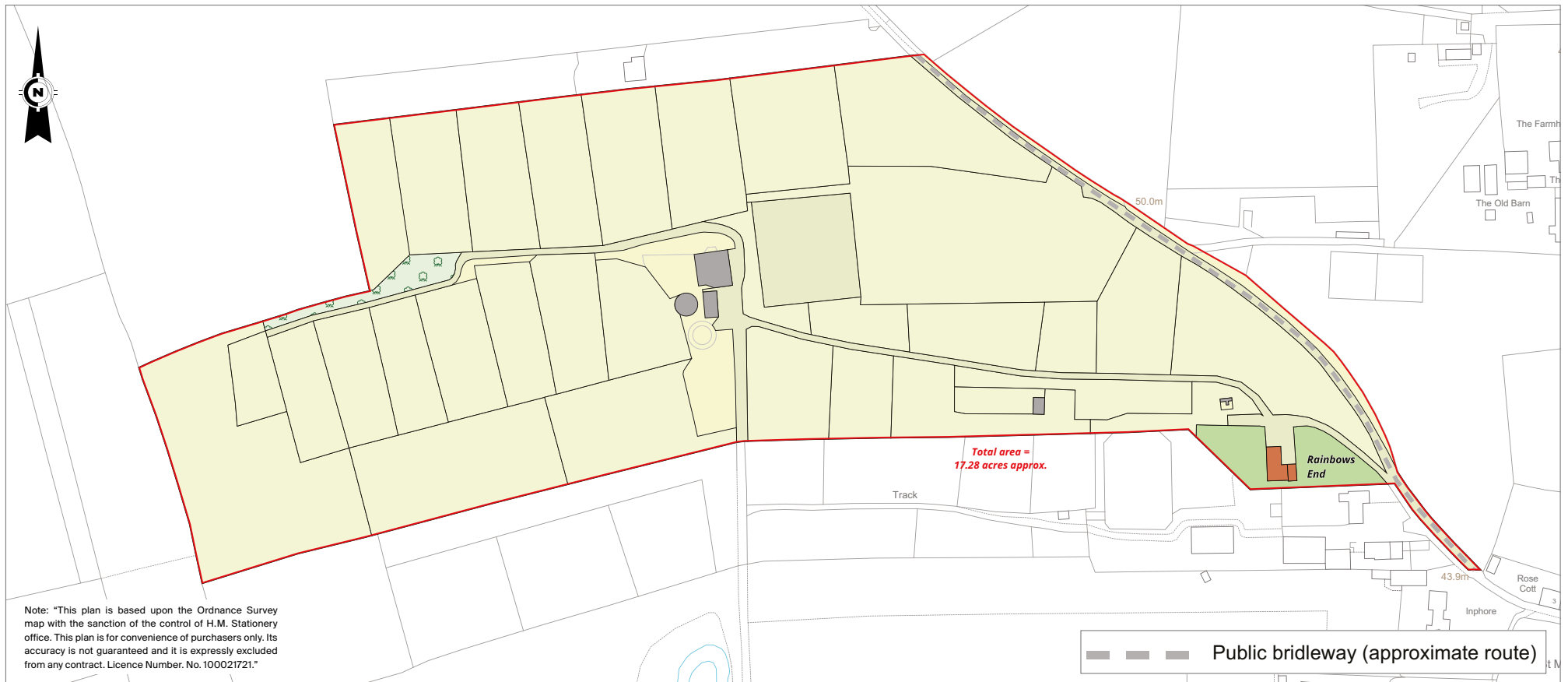
Property information

Tenure: Freehold

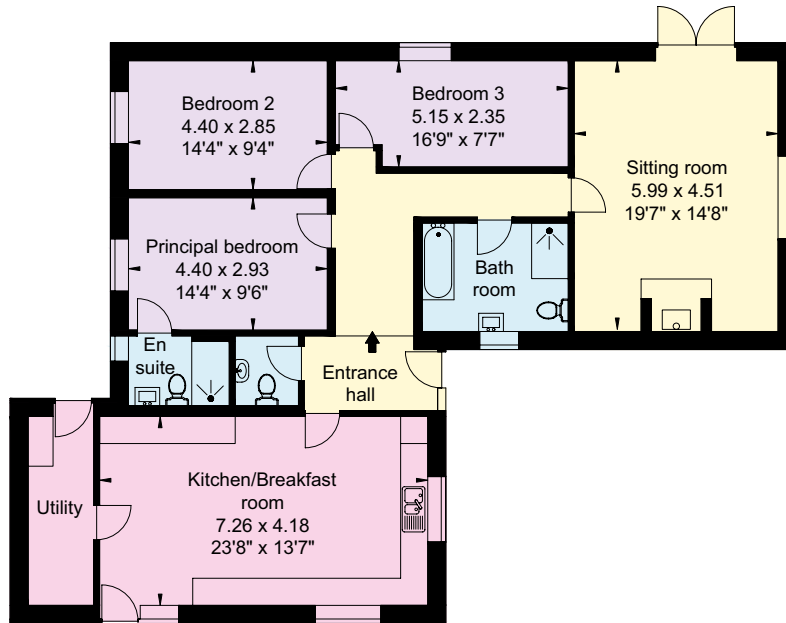
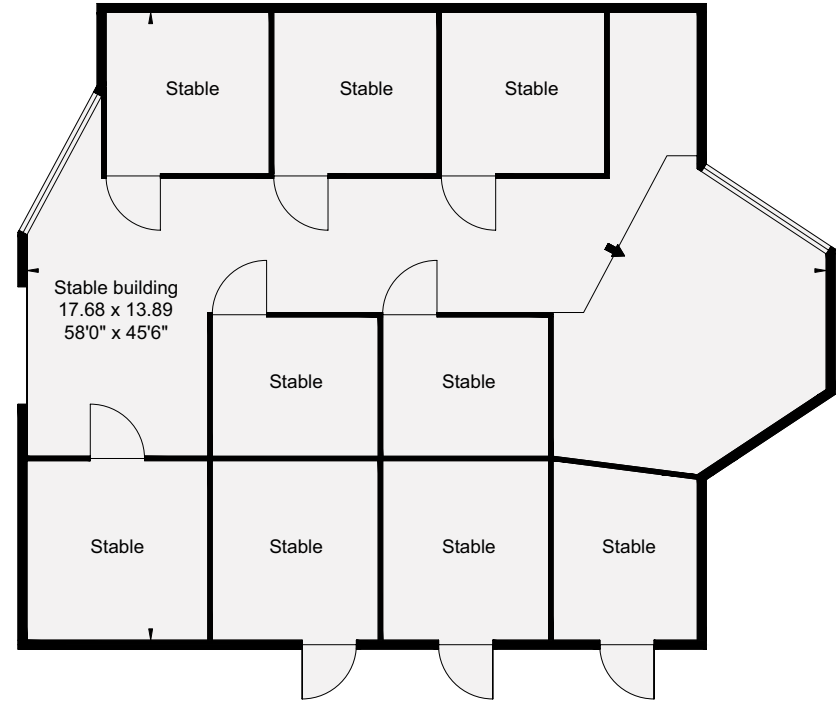
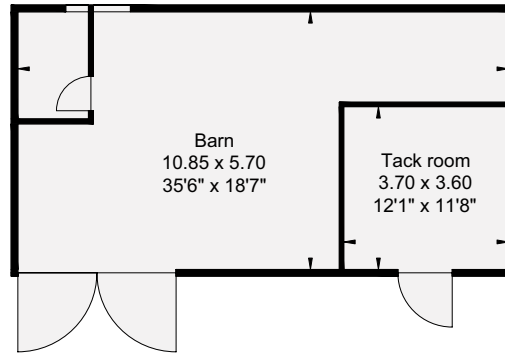
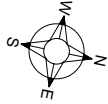
Local Authority: Wychavon District Council: 01386 565000.

Council Tax: Band E

EPC Rating: D



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Outbuildings

Not shown in actual location / orientation

Approximate Gross Internal Floor Area

House: 136 sq m (1,464 sq ft)

Outbuildings: 277 sq m (2,982 sq ft)

Total: 413 sq m (4,446 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 09 July 2024
Our reference: STR012300471

Rainbows End, Church Lane, South Littleton, Evesham, WR11 8TU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,000,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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V4.2 Feb 24