



1 Close Cottages Coopers Lane, Evesham, WR11 1GW

Offers over £550,000

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- An extremely unique and quirky property in a private and secluded position
- Scope to run a business or have a separate annexe or holiday let
- Electric gated parking for 3-4 vehicles + space for 2 vehicles outside gates
- Garden and patio areas receive panoramic all day sun
- Main building fully repointed in traditional lime mix in August 2025
- Walking distance into the town centre and situated down a no through road
- Period features throughout
- Has to be viewed in person to fully appreciate the position, size and location on offer
- Solid Oak Herringbone Floor to lower ground and Oak floors to middle floor and top floor.
- Well stocked garden, with raised beds, established Wisteria, Magnolia trees, Acer's, and several Rose bushes

A UNIQUE PROPERTY TUCKED AWAY WITH ENDLESS POSSIBILITIES FOR AN ANNEXE OR TO RUN A BUSINESS FROM HOME

Set discreetly in the heart of this charming riverside town, this exceptional and distinctive period residence presents a rare opportunity to acquire a generously proportioned family home of considerable character. Beautifully blending original architectural features with a high-quality contemporary finish, the property offers both charm and modern practicality in equal measure.

The thoughtfully arranged accommodation spans three floors, with the middle level forming the natural hub of the home. Here, a superbly appointed kitchen takes centre stage, featuring premium cabinetry, stylish worktops, and integrated appliances, seamlessly flowing into spacious dining and sitting areas—ideal for both everyday living and entertaining.

On the lower ground floor, a bright and inviting sitting room benefits from an abundance of natural light, alongside a well-appointed bedroom complete with its own en suite, offering excellent flexibility for guests or multi-generational living. The first floor hosts three well-proportioned bedrooms, all served by a family bathroom.

Externally, the property is accessed via impressive gates, as well as a separate pedestrian entrance, leading to a substantial private parking area. Beyond this lies a versatile and generously sized outbuilding, comprising a single enclosed garage, storage space, workshop, and additional ground floor room with kitchenette, with a further room and bathroom on the first floor—presenting a wealth of possibilities for a home office, studio, or ancillary accommodation, subject to requirements.

Overall, this is a truly unique home offering space, character, and flexibility in a highly desirable setting.



Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating D

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

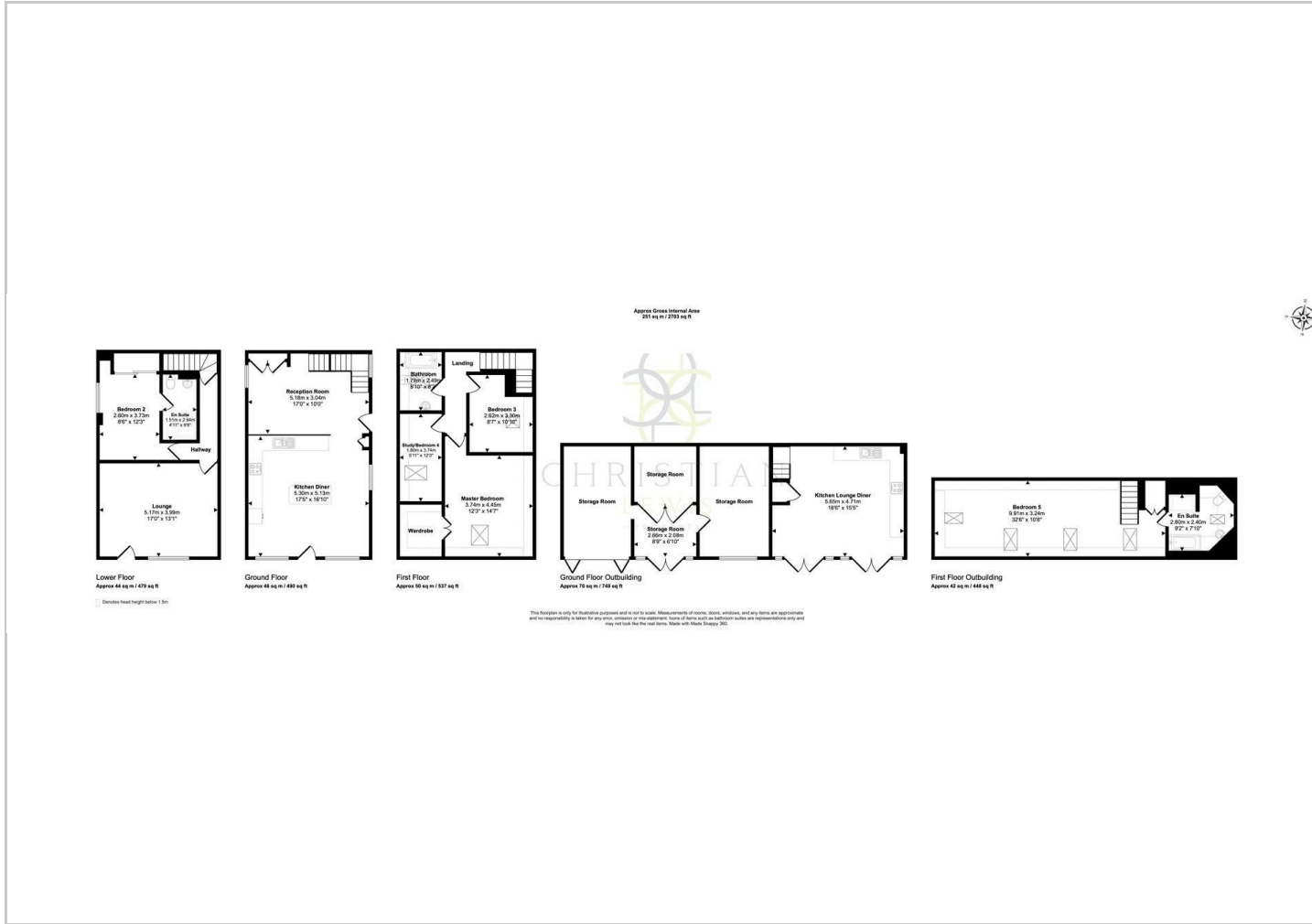
Please inform us if you become aware of any information being inaccurate.



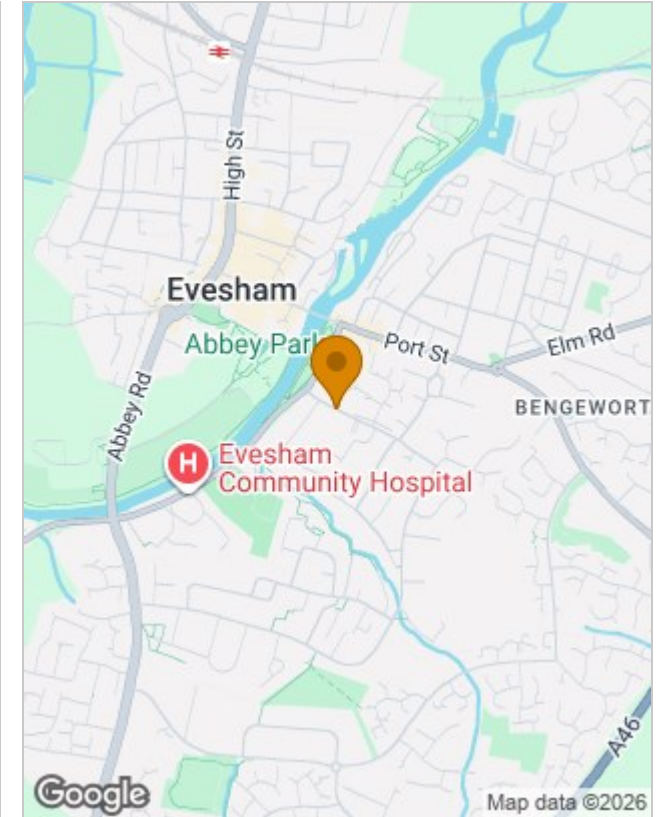




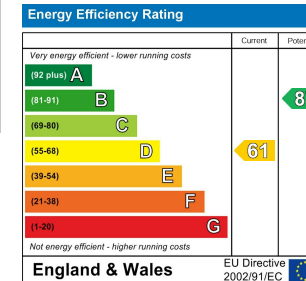
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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