



51 Main Street, Evesham, WR11 7JH

Offers over £850,000





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Evesham, WR11 7JH

- A truly special characterful cottage in the heart of Bretforton
- Parking plus garage
- Offered to the market in pristine order throughout
- Bursting with character, charm and style
- Stunning walled garden
- Must be viewed to be appreciated

Nestled in the sought-after village of Bretforton, amidst the idyllic Cotswold countryside, Nutty Cottage is a beautifully presented five-bedroom detached period home dating in part to 1540. Sympathetically modernised and extended by the current owners, this exceptional property combines historic character with contemporary comfort.

A welcoming slate-tiled entrance hall leads to a cloakroom/WC and charming snug featuring exposed stone walls, original flagstone flooring and a multi-fuel stove, creating the perfect setting for cosy evenings.

At the heart of the home lies a bespoke kitchen diner with double doors opening onto the garden. A handcrafted gin and champagne bar, Verona quartz worktops, Everhot range cooker with three ovens, hot plate and induction hob, integrated dishwasher, Belfast sink, Quooker boiling water tap and Perrin & Rowe mixer tap are complemented by Cotswold stone flooring and exposed oak beams, enhancing the cottage's timeless appeal.

Bi-folding barn doors lead to a formal dining room with an open period fireplace and wood flooring, flowing into a spacious beamed sitting room with double doors opening onto the garden.

The first floor offers four double bedrooms, two linked by a stylish Jack-and-Jill bathroom, alongside a beautifully appointed family bathroom. The second floor provides a versatile loft room, ideal as a home office or play room, with a contemporary en-suite featuring a cast-iron roll-top clawfoot bath.

Outside, a tandem double garage with electric vehicle charging point and log store complements the attractive walled garden, which wraps around the side and rear of the cottage. Offering a peaceful retreat with space for entertaining, additional storage and power to the garden shed, the property also benefits from off-street parking for two to three vehicles.

Combining centuries of history with carefully considered modern enhancements, Nutty Cottage offers a rare opportunity to acquire a distinctive Cotswold home.



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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 F
EPC Rating D

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

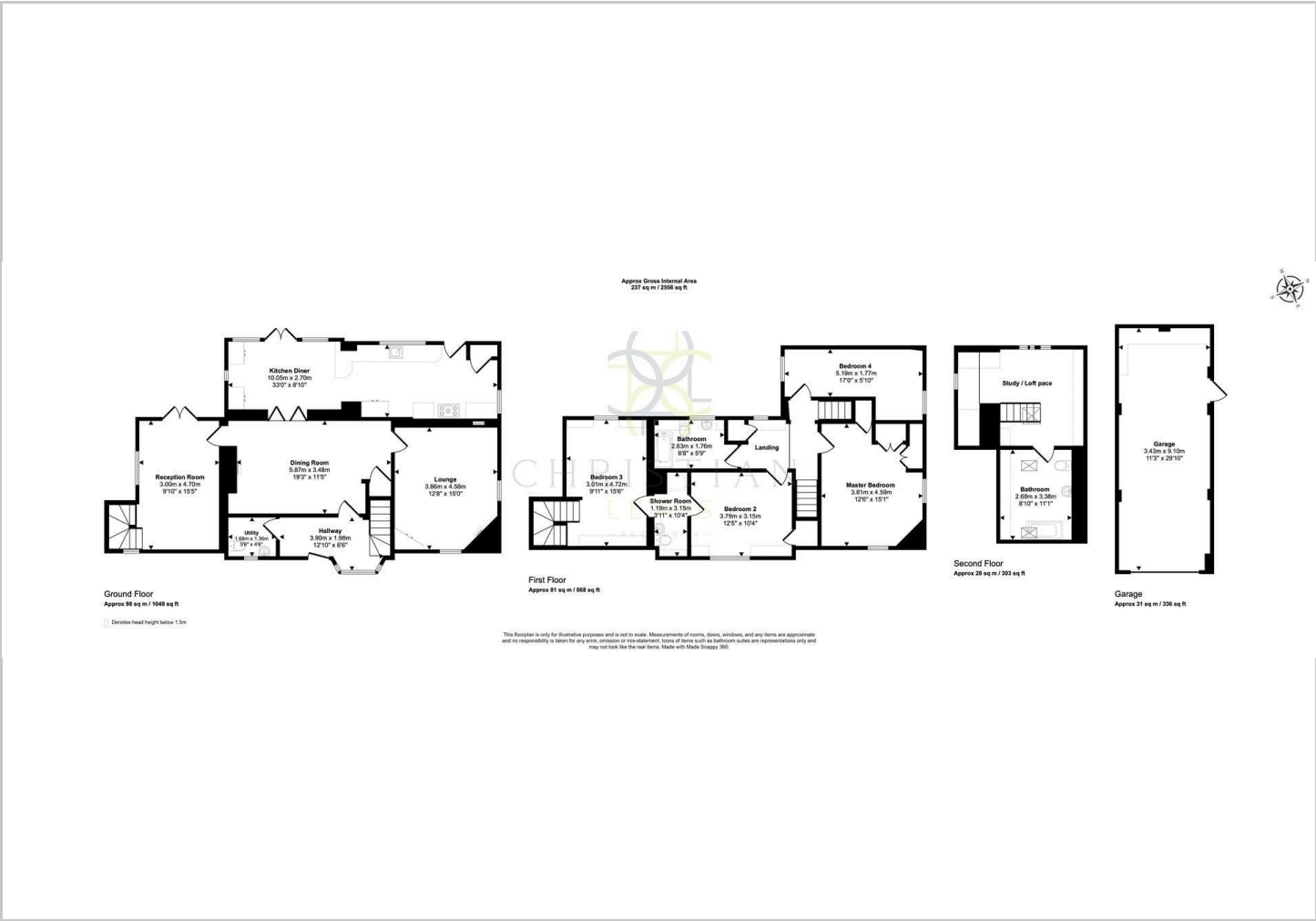
Disclaimer

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.





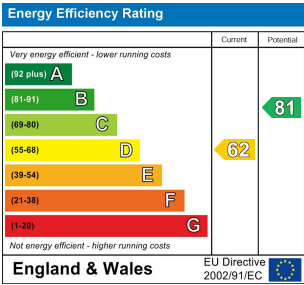
Floor Plans



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.