



1 New Inn Cottage , Evesham, WR11 8SN

Offers in the region of £385,000







CHRISTIAN  
LIVING



# 1 New Inn Cottage

Evesham, WR11 8SN

- A rural cottage which has been lovingly owned by its current owners
- Calling all car enthusiasts - a large double garage plus ample parking
- Two bedrooms
- Immaculately presented
- Private rear garden plus garden room
- Would suit a whole host of potential buyers
- Bursting with character
- Recently refitted bathroom
- Extremely spacious downstairs space
- Must be viewed to truly appreciate the character and charm

\*\*\* DOUBLE GARAGE \*\*\*

Oozing with character plus a large double garage and space to park a caravan or motorhome

This rural charming cottage dates back to the 17th century, originally serving as a coaching inn. While it has been thoughtfully converted in recent years, it retains much of its historic character, including beautiful exposed beams in most rooms. Full of charm and personality, this property is perfect for someone who values generous living space on the ground floor, a spacious double garage, and ample parking. While it may not offer an abundance of bedrooms, it makes up for it with its well-designed spacious layout, providing comfort, convenience, and plenty of room to enjoy everyday living. The property comprises of; hall, a beautiful characterful sitting room with featured log burner, conservatory, dining room and kitchen. On the first floor there are two bedrooms and a recently refitted bathroom. Outside there is a well stocked rear garden, garden cabin which could double up as a home office and garden shed. Across the road to the property is a substantial double garage with loft room above plus large parking area, ideal for a caravan or motorhome.



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## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford Upon Avon

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

EPC Rating: E

## 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.





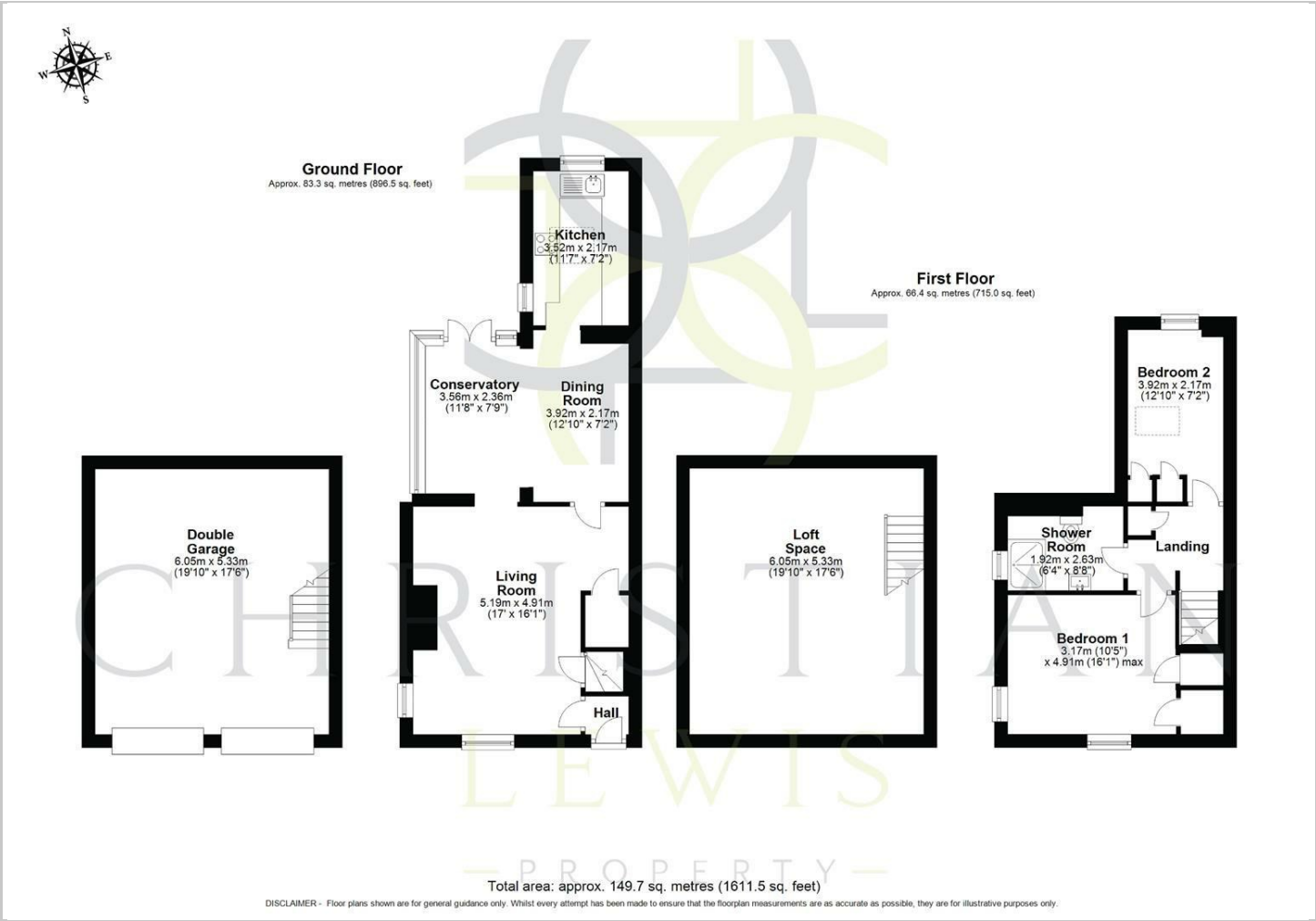




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Floor Plans

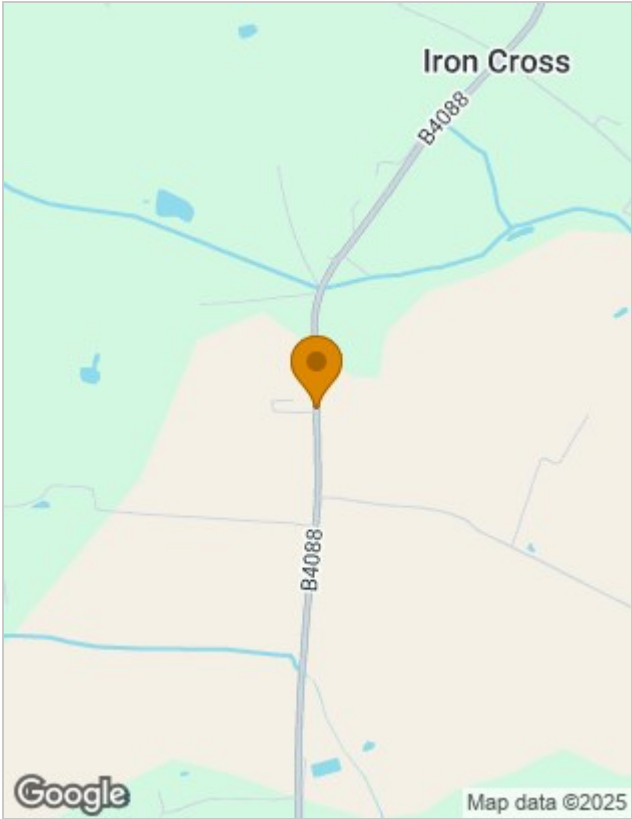


Viewing

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.

Location Map



Energy Performance Graph

