



Blacksmiths Cottage Main Street, Evesham, WR11 8LG

Offers in excess of £475,000





CHRISTIAN  
LEWIS

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# Blacksmiths Cottage Main Street

Evesham, WR11 8LG

- A beautiful period property, bursting with character
- Three double bedrooms
- Extremely charming
- Driveway and parking
- Utility and w/c
- Highly regarded village in a conservation area
- Period features
- Stunning kitchen/diner with island
- Study/bedroom four
- Very spacious

A beautifully presented period cottage offering a wealth of period features.

Nestled in the heart of a picturesque village conservation area, this delightful three-bedroom cottage exudes character and charm. The property provides versatile living spaces, including a welcoming sitting room with exposed beams, an inglenook fireplace, and a wood-burning stove. A ground-floor room offers flexibility as a study or optional fourth bedroom, while the spacious kitchen/dining room features integrated appliances, a breakfast bar, and ample work surfaces, making it ideal for both everyday living and entertaining.

The utility room offers additional convenience and has plans for a shower room, complemented by a cloakroom with Karndean flooring. Upstairs, the property boasts three beautifully appointed bedrooms, each showcasing charming details such as exposed beams and roof windows. The luxury bathroom is a standout feature, complete with a roll-top claw foot bath, a separate shower cubicle, and stylish fittings.

Outside, the cottage enjoys a beautifully planted front garden enclosed by a stone wall with gated access. The private rear garden is equally enchanting, offering a patio, lawn, and mature borders that create a serene outdoor space. The property also benefits from two off-road parking spaces, accessible via a gated path.

This enchanting home blends traditional character with modern convenience, offering a perfect retreat in a sought-after village setting.



## Additional Information

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

**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band D

**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.

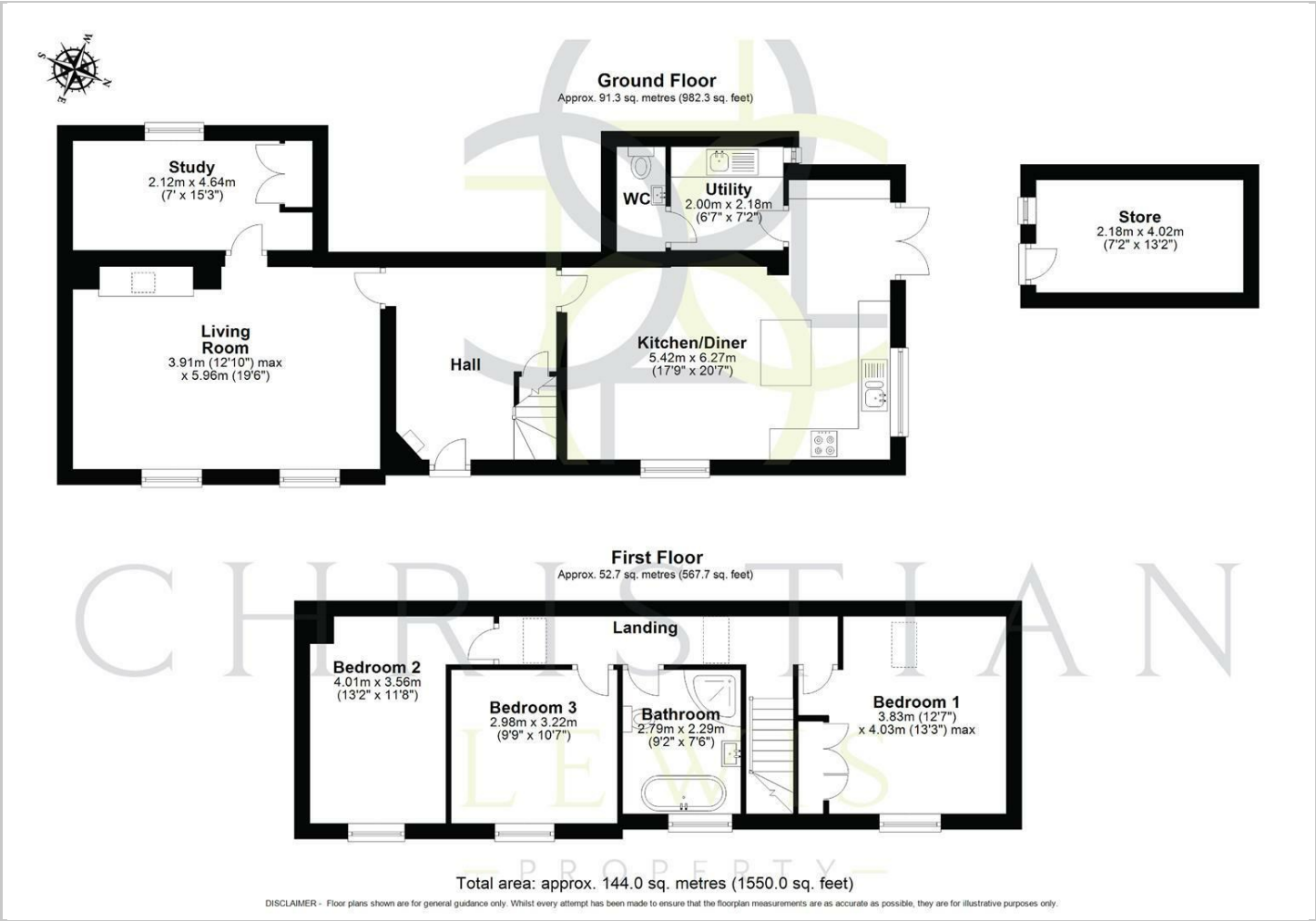






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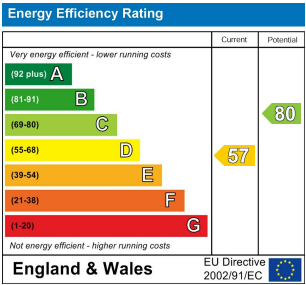
Floor Plans



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.