



Priory Cottage Station Road, Evesham, WR11 8UX

Guide price £550,000





CHRISTIAN  
LEWIS

# Priory Cottage Station Road

Evesham, WR11 8UX

- Stunning period property bursting with character
- Beautiful, private landscaped rear gardens
- Stunningly finished
- High specification
- Superb outside space
- Electric oak gates with ample, secure parking at the rear
- Large gardens
- Three bedrooms
- Must be viewed to appreciate the size, quality and charm on offer
- Scope to extend (STPP)

Grade II listed Norfolk Reed thatched cottage, finished to a high specification, featuring a sitting room with inglenook fireplace, separate living room, bespoke fitted kitchen, utility room, southerly facing mature gardens, brick-built outbuilding, ample car parking, located in a sought-after village.

An exceptional Grade II listed character cottage, significantly improved by the current owners, showcasing a high standard of finish throughout, blending contemporary and character features. Priory Cottage is beautifully presented with deceptively spacious and versatile accommodation, sympathetically extended over the years. This wonderful example of a Grade II listed building features bespoke Oak framed double glazed windows throughout. The sitting room boasts an inglenook fireplace with a log burning stove set in a brick surround, many exposed ceiling and wall timbers, and is spacious and light with four windows. An opening from the sitting room leads to the living room, which has patio doors opening onto the gardens.

The kitchen breakfast room is fitted with an extensive range of wall and base units in a light finish, complemented by light-colored Quartz work surfaces, a Belfast sink and dining area. It includes a Rangemaster-style cooker with a gas hob and extractor above. Adjacent to the kitchen is a sizeable utility room with bespoke hand-built cupboards.

A staircase from the sitting room leads to a good-sized landing area. The spacious master bedroom has dual aspect views over the rear gardens. Both the guest bedroom and the third bedroom are doubles. The spacious and stylish family bathroom features a corner bath and separate shower cubicle. The private, southerly-facing gardens are mature and beautifully maintained, with an open aspect and views across open land. There is secure ample parking behind electric wooden gates.



## Additional Information

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

Local Authority: Stratford On Avon

Council Tax Band: We understand that the Council Tax Band for the property is Band - B

EPC Rating: Exempt

Agent Note - The current vendors have recently had a new ridge and also work done to the main roof. Has approx. 40 years lifespan

## 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.

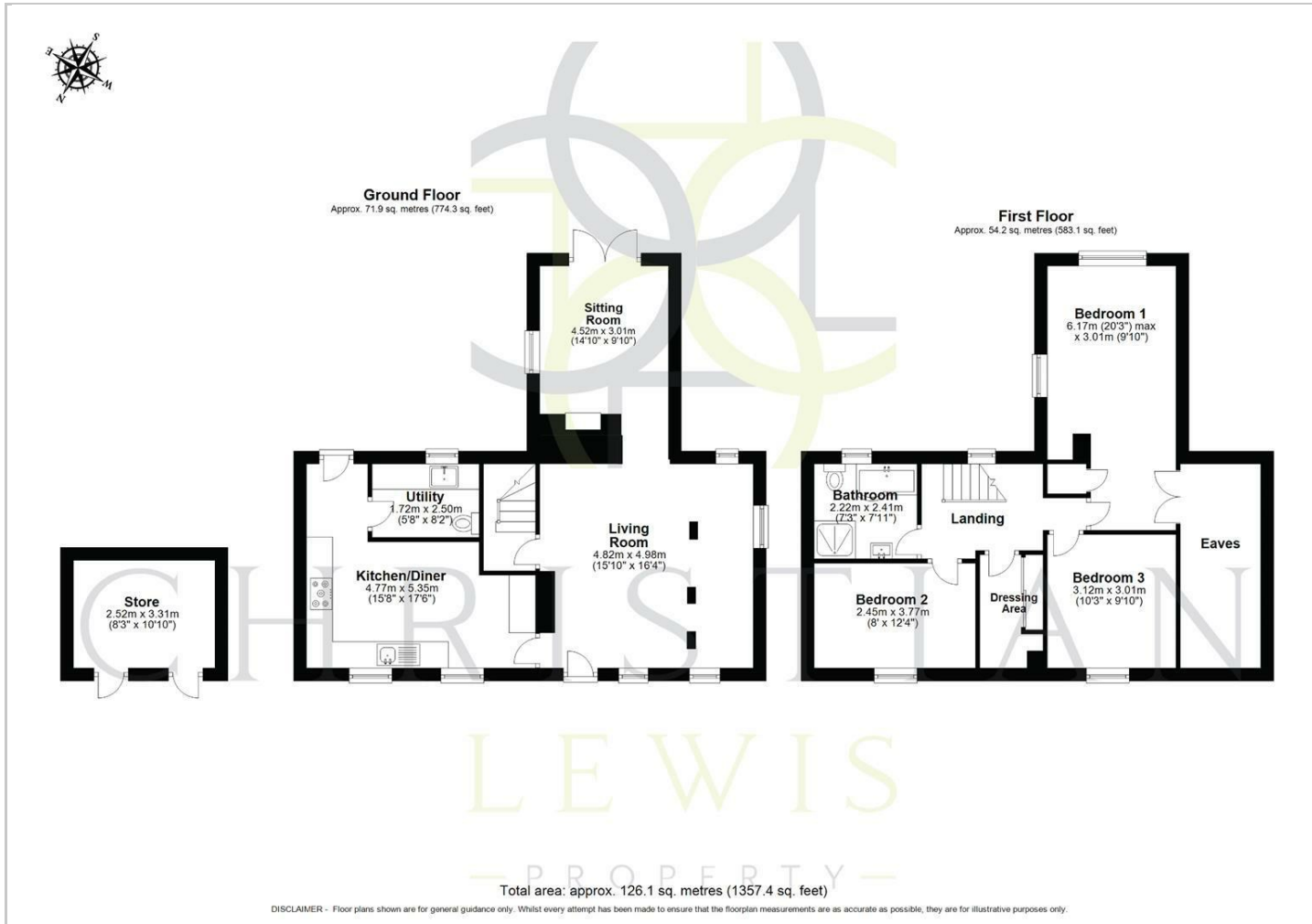






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## Floor Plans



## 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.

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