



Abbots Retreat Main Street, Evesham, Offenham WR11 8QD

Offers over £500,000





Abbots Retreat Main Street

Offenham

Evesham, WR11 8QD

- A character cottage bursting with character
- In the heart of Offenham, located down a no through road
- Walking distance to all of Offenham's amenities
- Three bedrooms, offering flexible living and charm
- Superb garden
- It must be viewed in person to be fully appreciated

This stunning character cottage beautifully combines traditional charm with versatile and well-proportioned accommodation, creating a wonderful family home full of warmth and appeal.

The property is welcomed by an inviting entrance hall, leading through to a delightful living room which forms the heart of the home. Featuring an impressive Inglenook fireplace with an original bread oven on this charming space provides a wonderful focal point and is ideally suited to relaxing and entertaining.

Also located on the ground floor is a separate dining room, offering an elegant space for family meals and entertaining, together with a well-appointed breakfast kitchen. The kitchen provides a practical and sociable area for everyday living, with the adjoining accommodation offering excellent flexibility.

A versatile family room provides further valuable living space and could be used to suit a variety of requirements, whether as a snug, playroom, home office or additional reception room. Completing the ground floor is a shower room and a further bedroom, currently arranged as bedroom three/study, providing excellent flexibility for families, guests or those working from home.

To the first floor are two particularly attractive double bedrooms, both offering comfortable and generous accommodation. These are served by a family bathroom, completing the first-floor accommodation.

Outside, the property continues to impress with an enclosed rear garden, providing a private and manageable outdoor space in which to relax, entertain or enjoy al fresco dining. The garden also benefits from a brick-built outbuilding, which provides useful utility space, together with a separate timber-built workshop/office. This versatile additional space offers an



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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 D
EPC Rating Exempt

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.

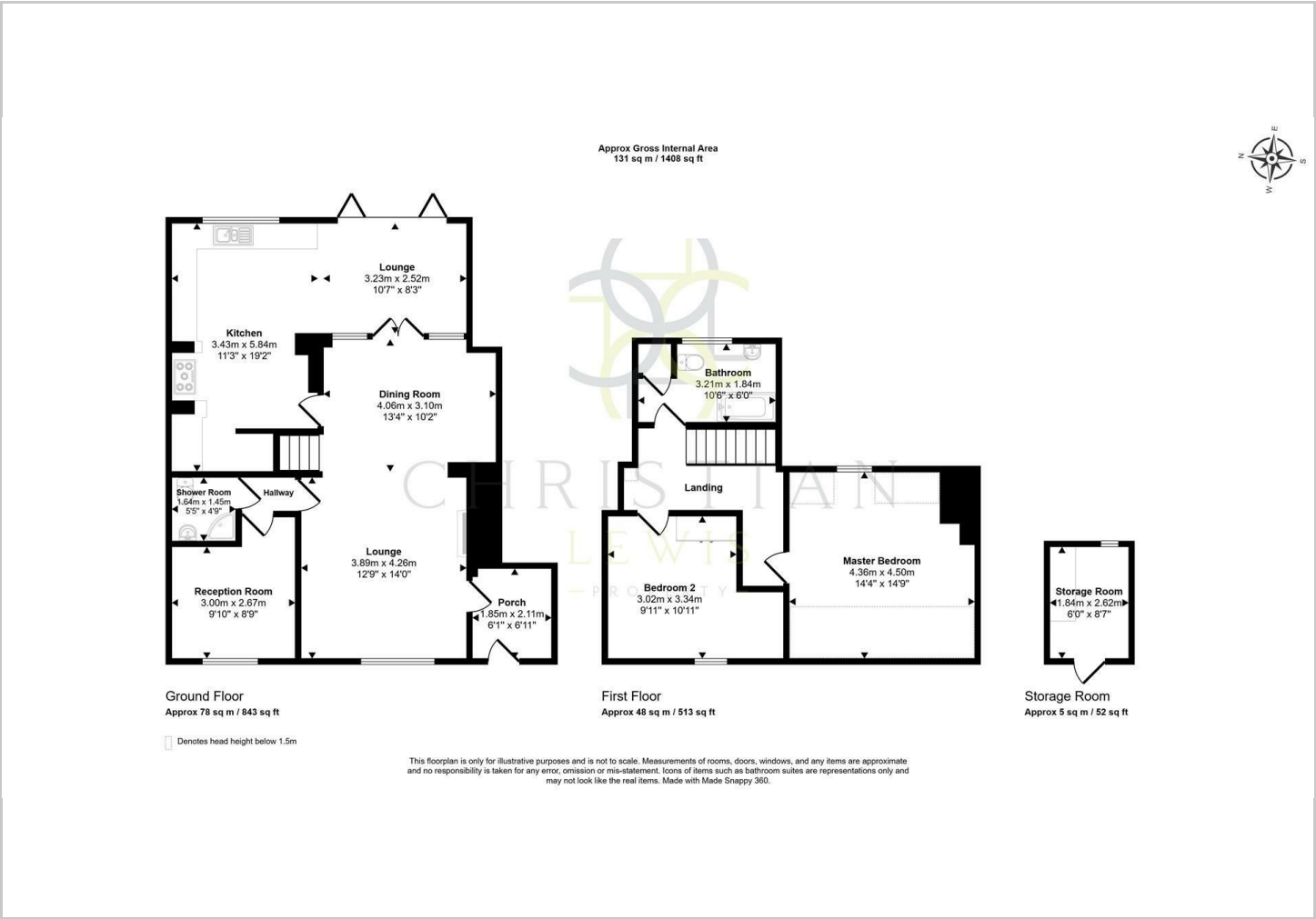
Disclaimer

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.