



The Sett , Evesham, Atch Lench WR11 4SW

Guide price £500,000





The Sett

Atch Lench

Evesham, WR11 4SW

- Bursting with character
- Scope to personalise and make your own
- Garage and parking
- Four bedrooms, two bathrooms
- Beautiful, spacious plot
- Highly regarded village

A CHARACTERFUL DETACHED COTTAGE OFFERING A WONDERFUL POSITION WITHIN A SPACIOUS PLOT

A charming Grade II listed thatched cottage, beautifully positioned within the highly sought-after village of Atch Lench. Set on a generous plot, the property offers exceptional potential for personalisation, providing an exciting opportunity to create a truly bespoke home. Rich in character and period features throughout, this delightful cottage will particularly appeal to buyers seeking a unique and character-filled residence in a desirable rural setting.

Having previously been extended and remodelled, the cottage now presents a wonderful opportunity for a new owner to breathe fresh life into the property. Extending to approximately 1,450 sq ft, this charming home truly must be viewed in person to fully appreciate the character, generous proportions, and enviable location it has to offer.

The Sett comprises an entrance hall leading to a characterful living room featuring exposed beams and a stunning inglenook fireplace, alongside a kitchen, dining area, bathroom, and rear porch. To the first floor, the property offers four bedrooms, a study, and an additional bathroom. Further benefits include a driveway providing off-road parking, a garage, and beautifully maintained, well-stocked rear gardens.



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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

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.

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.

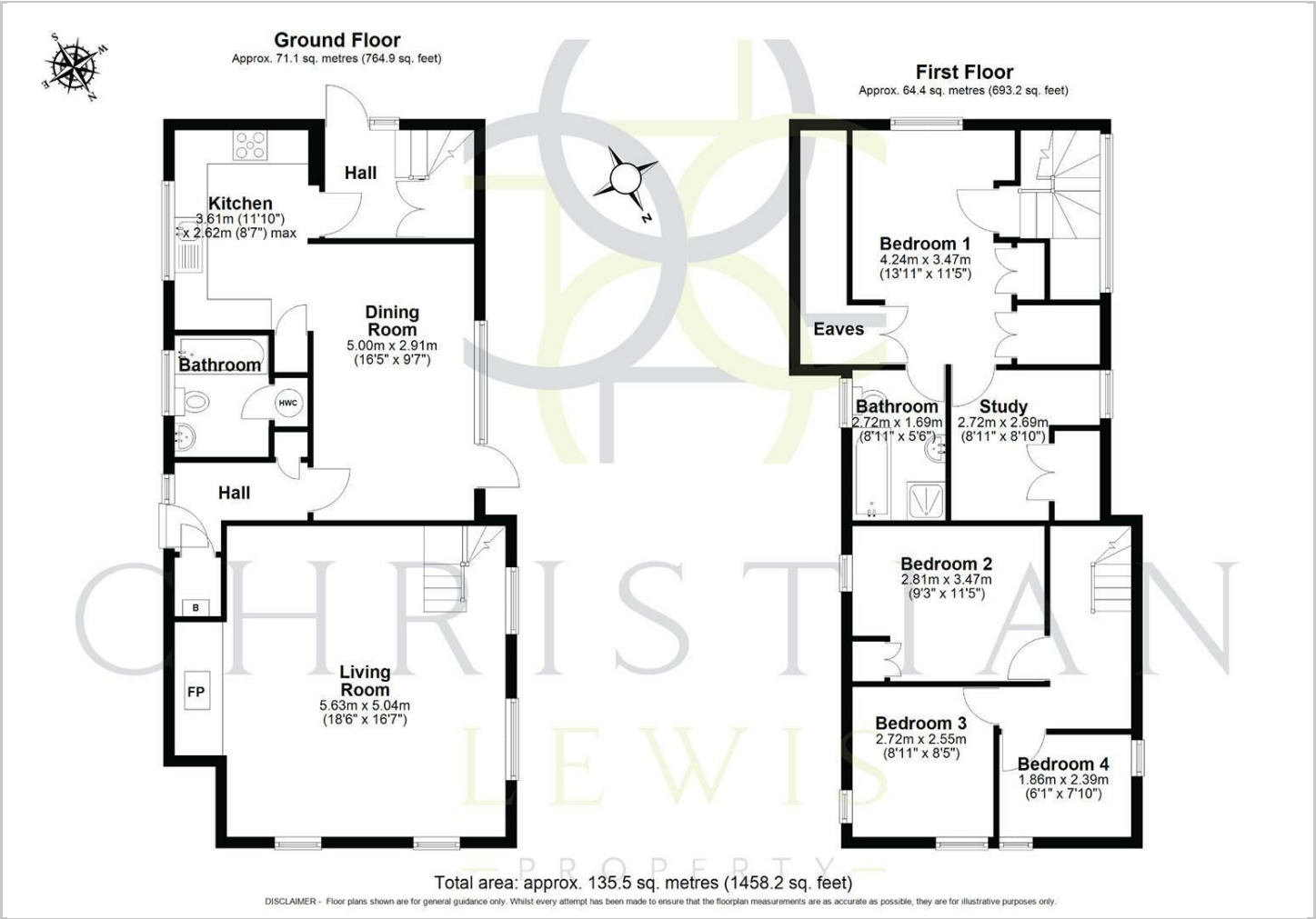
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.





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

