



2 The Hop Kilns Mill Lane, Evesham, WR11 7YQ

Asking price £375,000



CHRISTIAN  
LEWIS  
PROPERTY



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# 2 The Hop Kilns Mill Lane

Evesham, WR11 7YQ

- A period property offering tremendous scope
- Three double bedrooms
- Single garage with ample parking
- Rural setting
- Two bathrooms
- Low maintenance rear garden

An exceptional Grade II listed home nestled in a tranquil and picturesque rural location, believed to have origins dating back to 1812.

This charming period home presents a rare and exciting opportunity to acquire a piece of history brimming with character and potential. Tucked away at the end of a quiet no-through lane, the property enjoys a wonderfully peaceful setting, ideal for those seeking privacy and a connection to the countryside. With its rich heritage and distinctive architectural features, the home offers a blank canvas for sympathetic restoration or enhancement, allowing the new owner to thoughtfully modernise and personalise the space while preserving its timeless appeal. The property comprises of; porch, hall, w/c, kitchen/diner and spacious living room. Upstairs there are three double bedrooms, master with ensuite and a family bathroom. Outside there is driveway providing off road parking, single garage and low maintenance side/rear garden.



## Additional Information

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

**Local Authority:** Wychavon

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

**EPC Rating:** Exempt

## 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.

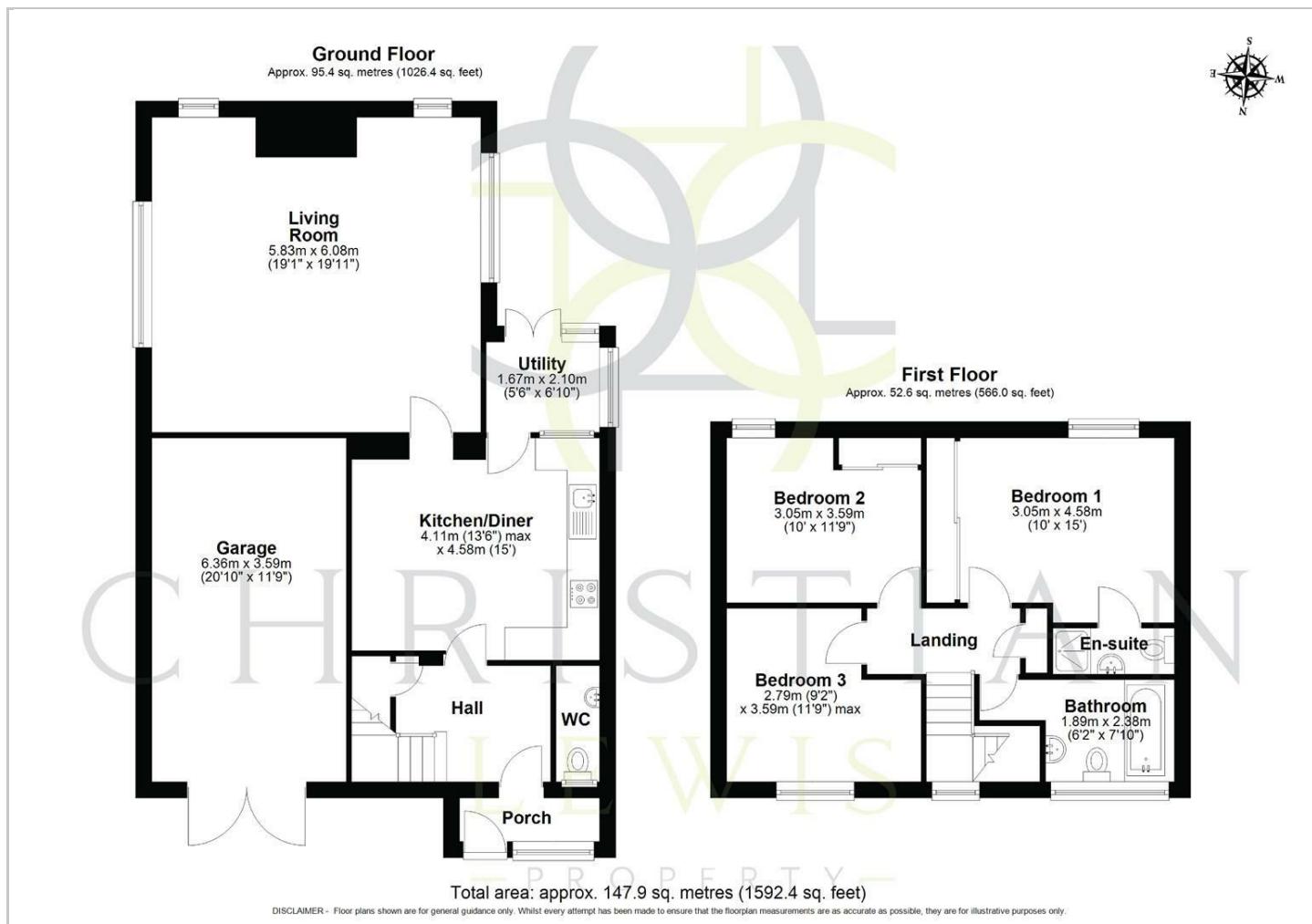






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## Floor Plans



## 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.