



Church Cottage Church Street, Evesham, WR11 8PB

Offers over £270,000



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—PROPERTY—





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# Church Cottage Church Street

## Evesham, WR11 8PB

- Two double bedroom cottage
- Parking
- Lovely walled garden
- Bursting with character
- Wonderful features
- Highly regarded village

Nestled in the heart of a charming village setting, this beautifully presented cottage offers the perfect blend of character, comfort, and convenience. Thoughtfully renovated to an exceptional standard throughout, the property is offered with no onward chain, making it an ideal opportunity for those seeking a seamless move.

Upon entry, a traditional ledged door opens into a spacious and inviting kitchen/dining area. The dining room boasts elegant hardwood flooring, while the adjoining kitchen features classic quarry tile flooring that adds warmth and authenticity to the space. The kitchen itself is a standout feature, fitted with a gas range cooker accompanied by a stainless steel splashback and extractor hood. Shaker-style cabinetry is set beneath rich hardwood countertops, and an inset Belfast sink provides a timeless country touch.

Beyond the kitchen lies the cosy yet bright living room, where a sunny bay window floods the space with natural light. A charming log-burning stove sits as a focal point, set atop a striking flagstone floor that further enhances the cottage's rustic appeal. Adjacent to the living room is a convenient ground-floor WC with plumbing in place for a washing machine, offering practicality without compromising on style.

Upstairs, the first floor comprises two beautifully appointed double bedrooms, each filled with natural light and full of character. The family bathroom is tastefully finished with half-panelled walls and features a classic white suite, including a shower over the bath—perfect for relaxing after a long day.

Outside, the property continues to impress with a delightful courtyard garden that offers views over the picturesque church grounds, providing a tranquil and private space for outdoor dining or relaxation. A lean-to store offers additional storage, and a dedicated parking space to the side of the property adds to the convenience.

This enchanting cottage truly captures the essence of village life and must be viewed.

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### Additional Information

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

**Local Authority:** Wychavon District Council

**Council Tax Band:** C

**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.





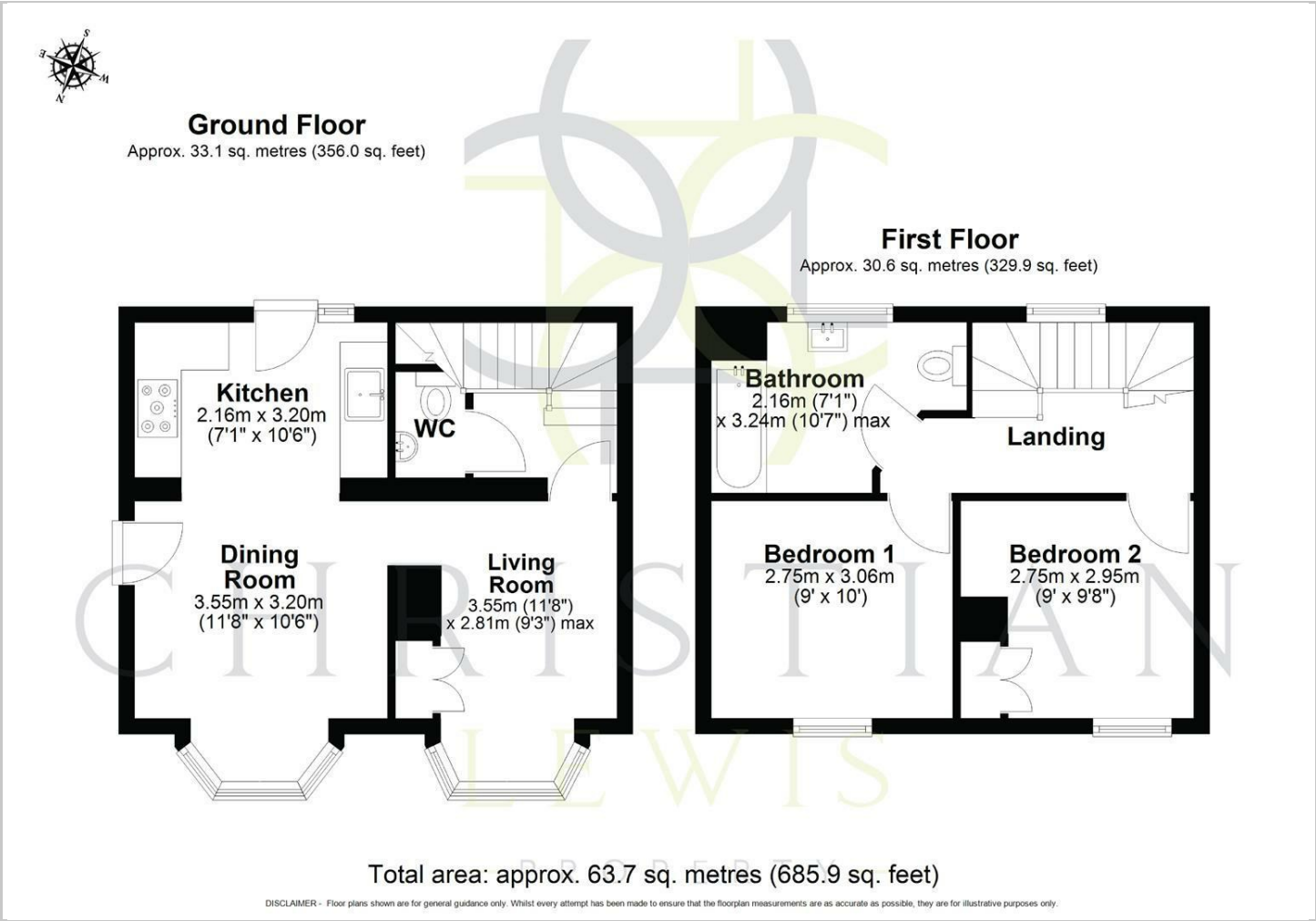








Floor Plans



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.

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Location Map



Energy Performance Graph

