



Holly Cottage, 5 Longdon Court, Evesham, WR11 7RQ

Offers over £300,000



CHRISTIAN  
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—PROPERTY—





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# Holly Cottage, 5 Longdon Court

## Evesham, WR11 7RQ

- A character three bedroom home for first time buyers or those who wish to downsize
- Rural living
- Two further bedrooms
- Sunny aspect to a courtyard garden at the rear
- Situated on a small, friendly, exclusive development
- Master Bedroom with en-suite shower
- Family bathroom
- Garage, plus two further parking spaces

Holly Cottage is a delightful reclaimed-brick residence, full of character and charm, set within a peaceful rural development.

Tucked away in Longdon Court - an exclusive enclave of only nine carefully designed homes - this beautiful property combines countryside, tranquillity with refined living. From its picturesque surroundings to its thoughtfully maintained interior, every detail of Holly Cottage reflects care and quality. With its idyllic views and serene setting, this home is an ideal choice for anyone wishing to embrace a slower pace of life, without compromising on comfort or elegance.

The property comprises a welcoming entrance hall with guest W.C., a well-appointed kitchen, and a spacious living room featuring a cosy gas log burner - perfect for colder evenings. Adjacent to the living room is a charming dining room, designed in a traditional brick-and-tile style, which creates a warm and characterful atmosphere for family meals or entertaining guests.

Upstairs, the home offers three bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-presented family bathroom. To the rear of the property lies a private, well-stocked courtyard garden.

It's thoughtfully landscaped to provide both colour and interest throughout the seasons. This inviting outdoor space is perfect for relaxation, gardening, or entertaining and is easy to maintain.

To the front, the property benefits from allocated parking (in front of garage, plus an extra parking space opposite the garage), with an additional parking space directly in front of the property that provides convenience and practicality.



### Additional Information

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

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating: C

Estate Charge - £500 PA

### 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.





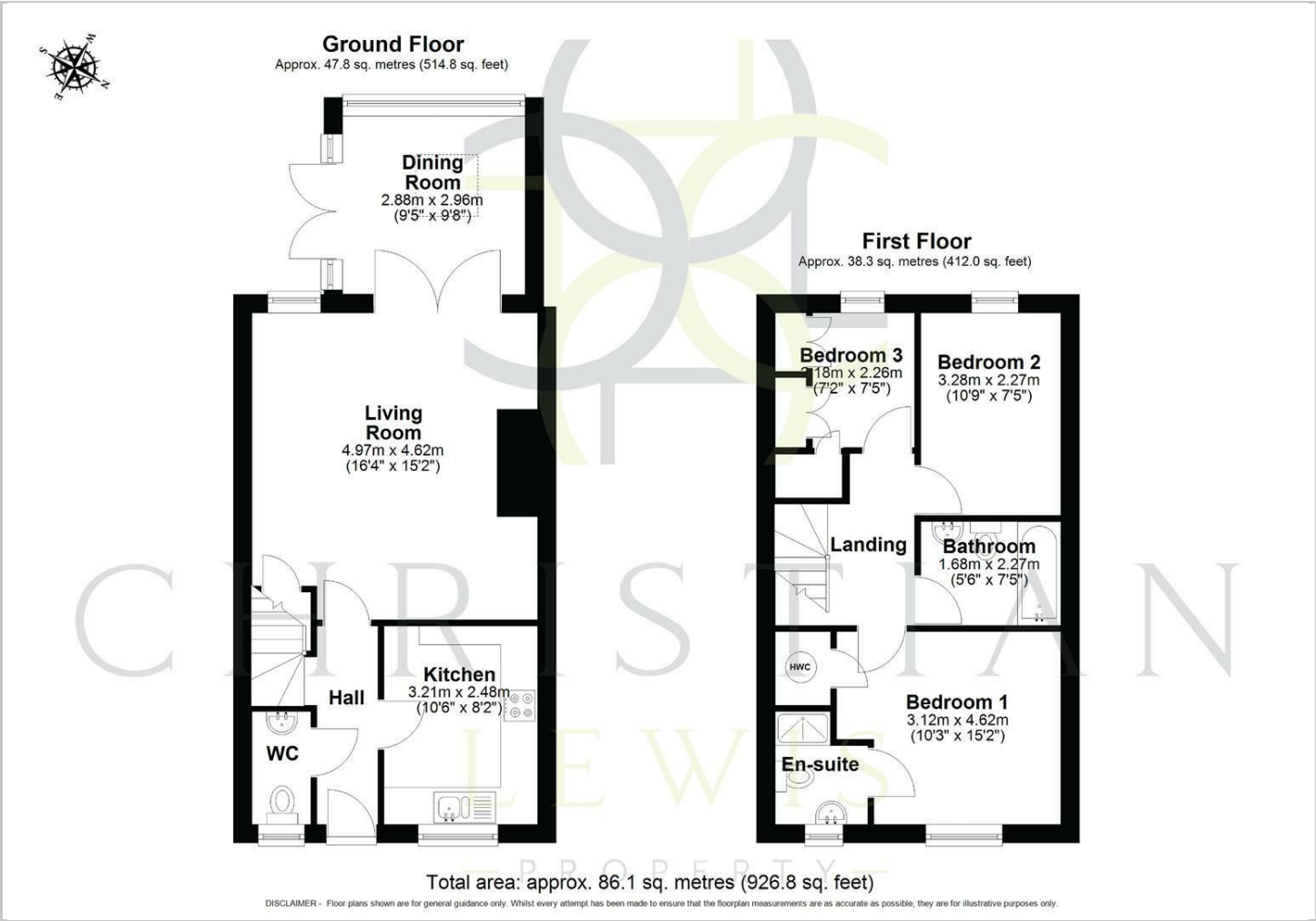








Floor Plans



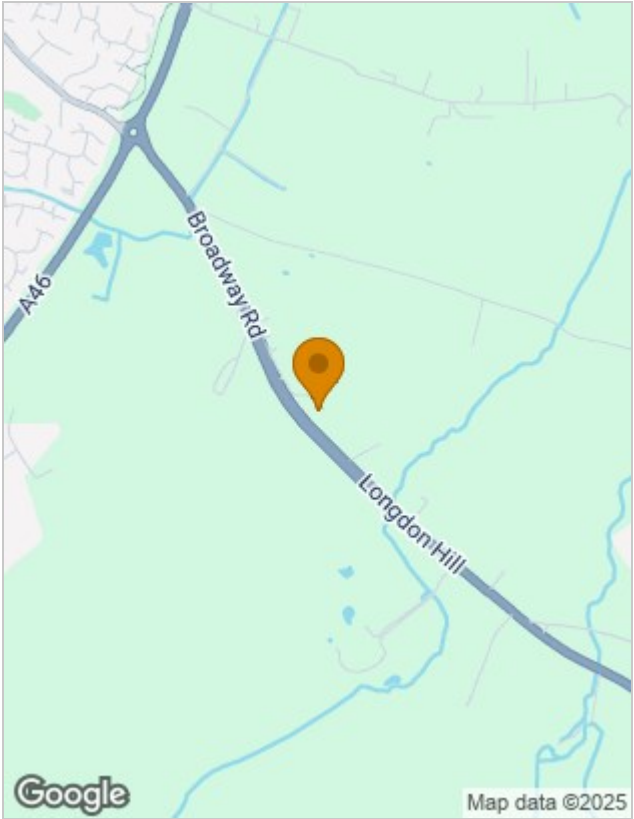
Viewing

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

