

BEAUTIFULLY EXTENDED HOME



House - Detached

# THREE COCKS LANE, OFFENHAM, EVESHAM, WR11 8RY

Asking Price  
**£615,000**

## FEATURES

- Extended Four Bedroomed
- Three Reception Rooms
- Off Road Parking For Up To 6 Vehicles
- Beautifully Presented
- Beautiful Kitchen/Breakfast Area
- Detached
- Two Ensuites
- Garage
- Sought After Village Of Offenham
- Family Home Area



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# 4 Bedroom House - Detached located near Evesham

## Entrance Hall

Obscure double glazed front door, obscure double glazed window to front aspect, single panel radiator, storage cupboard under stairs, wood effect flooring, stairs to first floor, spotlights, 'Velux' roof lights, leads to WC, Sitting Room, Kitchen/Breakfast Room and Study.

## Study

7' x 11'4"

Double glazed window to front aspect, single panel radiator, wood effect flooring, spotlights and 'Velux' roof lights.

## Downstairs WC

Dual flush low level WC, wash hand basin in vanity, tiled splashback, wood effect flooring, single panel radiator and extractor fan.

## Sitting Room

12'1" x 17'6"

Double glazed bay window to front aspect, TV point, telephone point, Sky point, fitted carpet, two single panel radiators, multi fuel burner, two wall lights and leads to Dining Room.

## Dining Room

12' x 11'6"

Single panel radiator, fitted carpets, leads to Kitchen/Breakfast & Sitting Room.

## Kitchen/Breakfast Room

14'1" x 20'

Two double glazed bifold doors to rear aspect, double glazed window to side aspect, double panel radiator and wood effect flooring. Wall mounted electric heater, two 'Lanterns', a range of wall and base units with work surface over and large breakfast island with induction hob. One and a half bowl sink with drainer, mixer tap and splashback. Extractor fan, spotlights, built in 5 ring gas hob, built in double electric oven, built in dishwasher, built in fridge, built in freezer and leads to Utility.

## Utility Room

6'9" x 6'4"

Double glazed window to side aspect, double glazed door to side aspect, wood effect flooring, floor mounted boiler, range of wall and base units with one and a half bowl sink, drainer, mixer tap and splashback. Space for washing machine and tumble dryer.

## Landing

Double glazed door to front aspect, access to part boarded loft with ladder and light. Fitted carpet, airing cupboard with slatted shelving and radiator. Leads to all rooms.

## Bedroom One

13'6" x 12'4" min x 18'5" max

Double glazed window to rear aspect which overlooks Offenham Recreation Ground, fitted double wardrobes, single panel radiator, spotlights, fitted carpet and leads to Ensuite.

## Ensuite

Obscure double glazed window to rear aspect, double corner shower cubicle with rain shower, extractor fan, dual flush low level WC, wash hand basin in vanity, tiled splashback, spotlights, heated towel rail and tiled floor.

## Bedroom Two

12' x 10'7"

Double glazed window to front aspect, fitted double wardrobes, single panel radiator, fitted carpet and leads to Ensuite.

## Ensuite Two

Obscure double glazed window to side aspect, dual flush low level WC, corner shower cubicle, pedestal wash hand basin and splash back. Single panel radiator, spotlights and extractor fan.

## Bedroom Three

9'9" x 13'5"

Double glazed window to rear aspect which overlooks Offenham Recreation Ground, fitted double wardrobes, single panel radiator and fitted carpets.

## Bedroom Four

7'1" x 13'6"

Double glazed window to front aspect, single panel radiator and fitted carpet.

## Bathroom

Obscure double glazed window to side aspect, three piece white suite comprising of dual flush WC, wash hand basin set into vanity with splashback and 'P' shaped bath with rain shower over. Heated towel rail, spotlights and extractor fan.

## Rear Aspect

Enclosed garden, laid to lawn, beds and borders, patio, raised decked area with pergola, side gated access, courtesy lighting, kitchen garden and log store.

## Front Aspect

Gated entrance, block paved driveway providing off road parking for up to 6 vehicles, beds and borders, courtesy lighting, sun awning and cold water tap.

## Garage

7'8" x 13'

Up and over roller door, double glazed pedestrian rear access door, power and lighting.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## Council Tax Band

Currently tax band 'E' this is subject to change during the conveyance if the property has been extended since 1st April 1991

### Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

### NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect

### Situation Offenham

Offenham is a rural village just outside Evesham which is a growing rural market town in the Local Authority District of Wychavon, and the County of Worcester. It is located roughly equidistant between Worcester, Cheltenham and Stratford upon Avon and within easy reach of the Cotswolds, the Malvern Hills and the Forest of Dean. For more information on the town and its service visit [www.eveshamtown.co.uk](http://www.eveshamtown.co.uk). Offenham is in the heart of the country with good access to the motorway and trunk road network to get to all parts of the UK, and is on the main rail line to London Paddington, via Oxford and Reading, and with journey times of less than two hours. With our growing interest in local produce, the Vale of Evesham has recently been rediscovered for its excellent asparagus, orchard fruits, especially plums, and the wide range of freshly grown horticultural produce. The village has a good community spirit, two popular local pubs, post office/village store, sports and social clubs and a desirable First School.



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Council Tax Band - E

Energy Performance Rating - C



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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