



Newlyn

Offenham
WR11 8RS

Guide price
£500,000

Johnsons
PROPERTY CONSULTANTS



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FOR SALE
01386 781515



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Newlyn is a lovely three-bedroom bungalow situated in the beautiful riverside village of Offenham. A rare find, this home radiates an abundance of character and attractive features and offers an enticing opportunity to acquire a plot extending to just under half an acre.



From the roadside, Newlyn impresses, with head-turning kerb appeal. Upon entering, you are greeted by a traditional entrance hall that sets the tone for the modern warmth that permeates the entire residence.

Local Schools

- Offenham Church of England First School (0.2 miles)
- St Mary's Catholic Primary School (1.32 miles)
- St Egwin's CofE Middle School (1.3 miles)
- Blackminster Middle School (1.4 miles)
- Prince Henry's High School (1.08 miles)
- The De Montfort School (1.85 miles)
- SEN - Vale of Evesham School (1.97 miles)
- Independent - Bowbrook House School (7.8 miles)

The heart of the home is the kitchen space, featuring an impressive island and shaker style units. It is primed to be the perfect place to host guests or enjoy quality family time. The kitchen also freely leads into a conservatory space, with a sublime glass roof, bathing you in natural sunlight. It also hosts a log burner and bi-fold doors to connect you to nature, no matter what time of the year.



Nearby amenities

Bus Stop: 0.1 miles

Pub: 0.3 miles
(The Bridge Inn)

Convenience Store: 0.3 miles
(Offenham Village Stores & Post Office)

Church: 0.5 miles
(Church Of St Mary & St Milburgh)

GP Practice: 1.4 miles
(Demontfort Medical Centre)

Supermarket: 2.1 miles (Lidl)
3.3 miles (Morrisons)

Train Station: 3.1 miles
(Evesham)

Farm Shop: 4.2 miles
(Chadbury Farm Shop & Café)



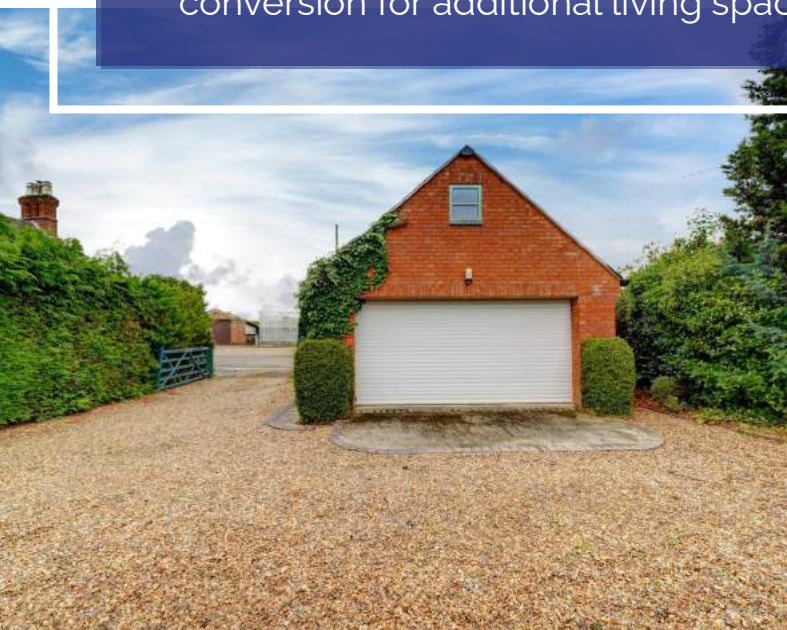
The sleeping accommodation comprises of two generous double bedrooms, and an additional single bedroom, providing flexible living arrangements to suit various needs.

The family bathroom ensures convenience and functionality for all residents.



The outdoor space is nothing short of sensational, a patio area leads onto a large and well-maintained lawn area complete with a greenhouse, the perfect haven for gardeners or a delightful space for the family to play and make memories.

The garden also has an existing area for chicken keeping, adding a touch of rural charm to this village oasis. Practicality meets luxury with a double garage, off-road parking, and additional carport, ensuring convenience for all your parking needs or secure options for storage. Pending the necessary approvals, the garage could lend itself to future conversion for additional living space.



Newlyn, Boat Lane, Offenham, WR11 8RS



Total Approx Area: 116.0 m² ... 1249 ft² (excluding double garage, carport)
All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Useful information:

Council Tax: Band D, payable to Wychavon District Council
Tenure: Freehold
Parish: Offenham
(Bretforton & Offenham Ward)
What3Words: ///dock.solicitor.eagle
Windows: Fully double glazed
Heating: Boiler and radiators, mains gas



The Energy Performance Certificate for this property is: **D (62)**

There is potential for the property to move to: **B (84)**

More details can be found at:
www.find-energy-certificate.service.gov.uk

About the area

Offenham is a rural village which lies just northwest of the market town of Evesham. It is nestled on the curve of the River Avon and is steeped in history, connecting to the battle of Evesham and Simon de Montfort. Modern day Offenham enjoys modern convenience but retains tradition through its Maypole and various events throughout the year such as Offenham Wake, and regular groups such as Coffee Morning – held at the Royal British Legion based in the village which itself holds regular community events. It is home to two village pubs, The Bridge Inn and Fish & Anchor as well as playing host to the Boat Lane microbrewery for any beer enthusiasts amongst you.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any matters that are likely to affect your decision to buy, please contact us before viewing the property.