



Durcott House

Evesham | Worcestershire

Johnsons
PROPERTY CONSULTANTS

Rare, exceptional period property



Durcott House, Owletts End,
Evesham, WR11 1DB

Set proudly on a generous corner plot within walking distance (0.6 miles) of Evesham's historic town centre, this striking Grade II listed home offers a rare opportunity to acquire a residence of genuine character, combined with contemporary comforts and exceptional versatility.

This exceptional property occupies a truly enviable position within Evesham, a town celebrated for its natural beauty, historic charm, and excellent connectivity.

Discerning buyers seeking period grandeur, versatility and location will find few properties that rival the presence and potential of this truly unique home.

 6  5  3,415 sq ft



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Striking design in an extraordinarily generous space

Ground Floor

Beyond the handsome façade, the property unfolds into a beautiful interior space. The entrance hall makes a bold first impression, its generous proportions and classic detailing complemented by contemporary design flourishes. At the heart of the home lies a modern shaker-style kitchen, complete with a substantial central breakfast bar and a range of integrated appliances. A traditional pantry leads from the kitchen to the garden, enhancing practicality while preserving the home's authentic charm.



Entertaining is effortless here. The formal dining room is an atmospheric space, complete with a tiled floor, sash window, and a striking central fireplace, ideal for hosting family gatherings or refined dinner parties. To the rear, a more relaxed sitting room offers a captivating retreat, featuring a magnificent open fireplace and floor-to-ceiling bay windows and French doors that open onto the enclosed rear garden. A second lounge to the front of the house is bathed in natural light, with tall dual-aspect sash windows offering leafy street views and an inviting sense of tranquillity.

First Floor

The elegant staircase, accented by painted timber panelling and a generous mid-landing window, leads to the first floor, where five bedrooms await, each thoughtfully proportioned and individually en-suite.

Two of the principal bedrooms enjoy the added benefit of walk-in wardrobes, while the fifth bedroom is served by a beautifully appointed family bathroom, complete with a classic freestanding roll-top bath.

Outside

Enclosed by an elegant combination of traditional stone walling and ornate wrought iron railings, the gravelled front garden creates an immediate sense of grandeur. A private driveway, discreetly set to the side, provides off-road parking for up to four vehicles; an increasingly rare luxury so close to town.

An adjoining annexe presents exciting potential for multigenerational living, guest accommodation, or conversion to a home office or studio (subject to the necessary consents). With its own open-plan living space and en-suite bedroom, it provides flexibility rarely found in character homes of this stature.

The partially walled rear garden offers a canvas of possibilities, with ample space for imaginative landscaping, outdoor entertaining, or simply enjoying a peaceful retreat. A large detached garage and workshop, measuring over 40 square metres, adds a further layer of practicality, ideal for hobbyists, storage, or conversion to a home office or gym.



Situation

Evesham is a market town situated ideally just north of the Cotswolds, a protected landscape, and Area of Outstanding Natural Beauty. Evesham itself provides a wealth of amenities, schools, performing arts venues, community events and good commuting access. This property enjoys an enviable location, situated close enough to the town centre to benefit from amenities but with ease of access onto the A44 or A46 roads.

For the commuters, Evesham has a train station located centrally that provides great direct access to the nearby city of Worcester or through to London (Paddington). There are regular bus routes through to the surrounding villages, within Evesham or a further afield to nearby towns such as Stratford upon Avon or Redditch.



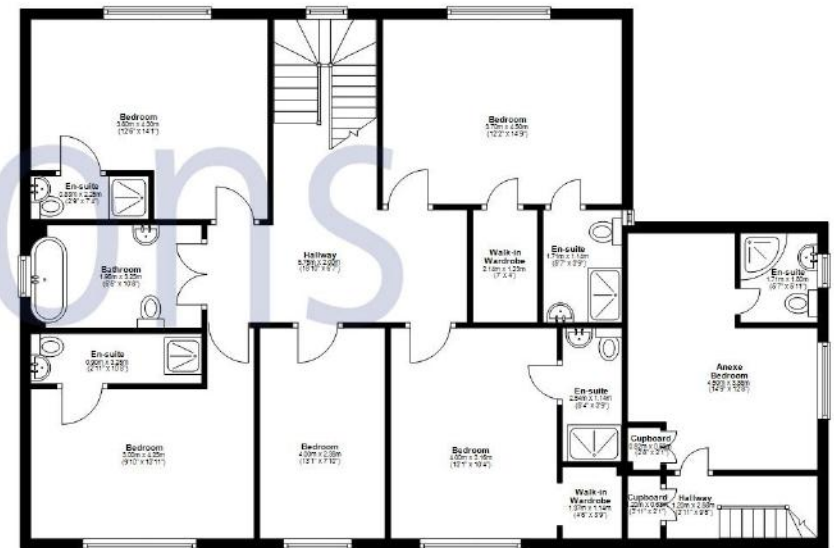
Ground Floor

Approx. 196.9 sq. metres (2011.2 sq. feet)



First Floor

Approx. 130.4 sq. metres (1403.9 sq. feet)



Total area: approx. 317.3 sq. metres (3415.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and subject to change without notice. Prospective buyers or tenants should verify all information independently.
Plan produced using PlanUp.

Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Enquiries about broadband availability, estimated strength and download speeds can be made with BT.

Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

Local Authority

The property is located within the jurisdiction of Wychavon District Council.

Listing

This is a Grade II listed home.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

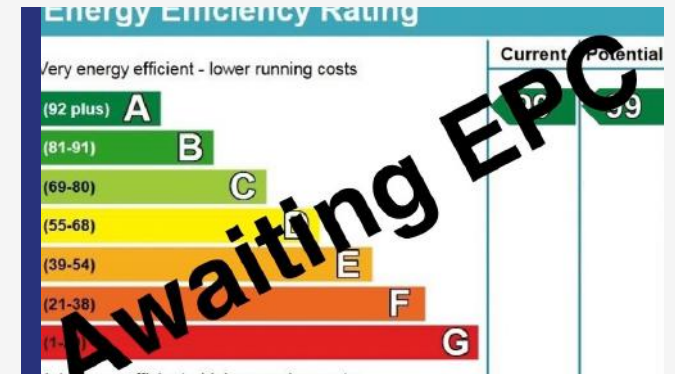
Directions

From Evesham town centre, take Abbey Road and turn left onto Waterside. Turn right onto Coopers Lane and right again onto Owletts End. The property is situated on the left.

Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.



Selling?



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Travel Distances

Evesham - 0.5 miles Worcester - 15.8 miles
Cheltenham - 17.2 miles



Nearest Stations

Evesham - 1.1 miles
Worcestershire Parkway - 11.8 miles



Nearest Airports

Birmingham Airport - 32.9 miles
London Heathrow - 87.5 miles



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