

Midgley Dene, Blackminster, WR11 7TD
Evesham

Guide Price
£350,000

Bedrooms: 2

Bathrooms: 2

Receptions: 3

Midgley Dene is a unique detached bungalow, set in a plot of approximately 0.23 acres in the sought-after rural hamlet of Blackminster. Built in the 1930s, and later extended the property combines traditional charm with generous proportions and offers a peaceful countryside lifestyle just minutes from Evesham and the Cotswolds.





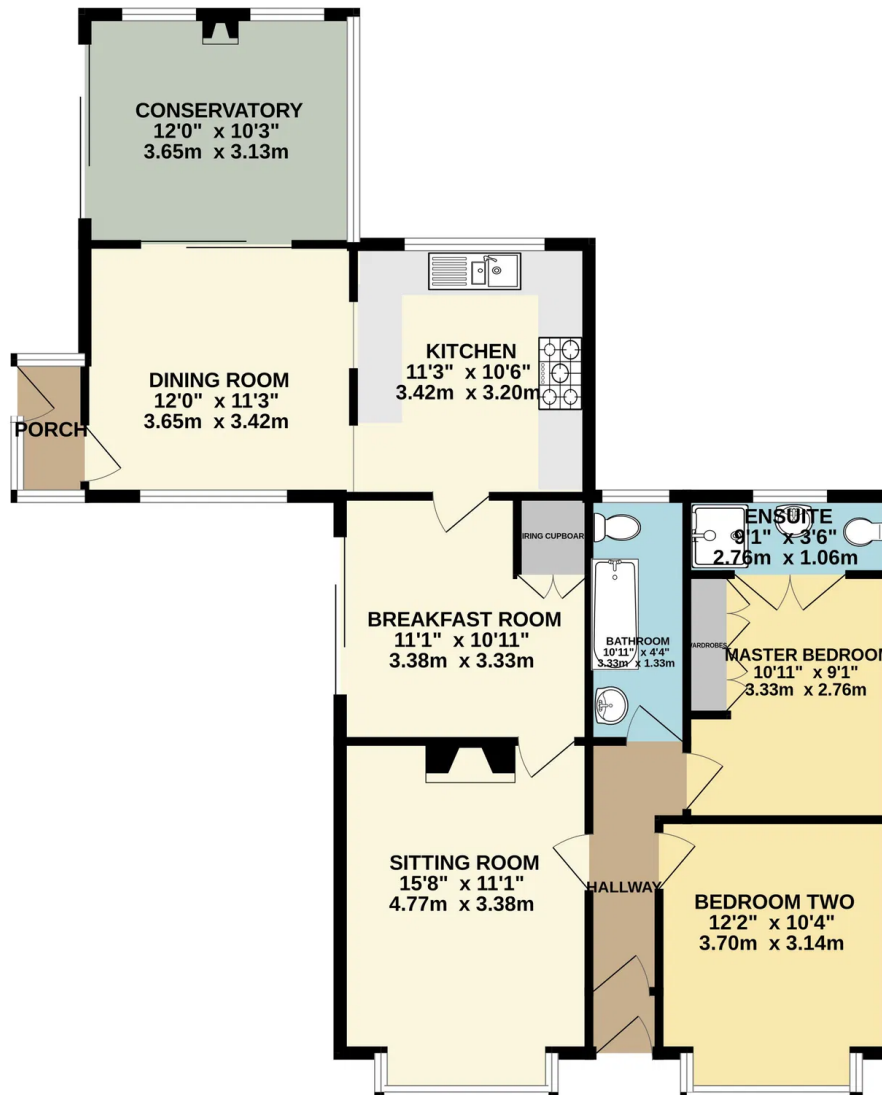
Set back from the road, Midgley Dene has accommodation arranged across a single floor, and offers a practical layout. It comprises a welcoming entrance hall, a spacious dual-aspect living room with log burner and garden views, a bright and functional kitchen dining room, a further reception room, two good-sized bedrooms, a lovely conservatory complete with log burner, master ensuite and a family bathroom.

The property has mains gas central heating, two log burners and mains drainage.

Externally, the property is surrounded by mature gardens and a driveway that provides ample parking and access to two garages. Beyond the immediate garden, the home is bordered by historic farmland. A public footpath runs nearby, offering excellent walking routes through open countryside.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
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Located just outside the vibrant market town of Evesham and within easy reach of Honeybourne train station (direct services to London Paddington), Midgley Dene offers the perfect balance of rural seclusion and accessibility. Local schools, shops, and travel links are all within a short drive, while Stratford-upon-Avon, Cheltenham, and Worcester are easily reached by car.

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