



◆ THE OLD RECTORY ◆ MAIN STREET ◆ SEDGEBERROW ◆ WR11 7UE ◆
◆ GUIDE PRICE £1,300,000 ◆

The Old Rectory is a substantial and well-proportioned period family home situated within the heart of the highly sought-after village of Sedgeberrow. With seven spacious bedrooms, three bathrooms, three large reception rooms, and a gorgeous farmhouse kitchen The Old Rectory is situated in beautiful mature grounds approaching an acre. Viewing is essential to appreciate this stunning historical family home.



Iron gates and a curling driveway with mature trees form the entrance to The Old Rectory which has parking, a garage and outbuildings. The inviting front door leads into a spacious hallway with stunning original Milton floor.



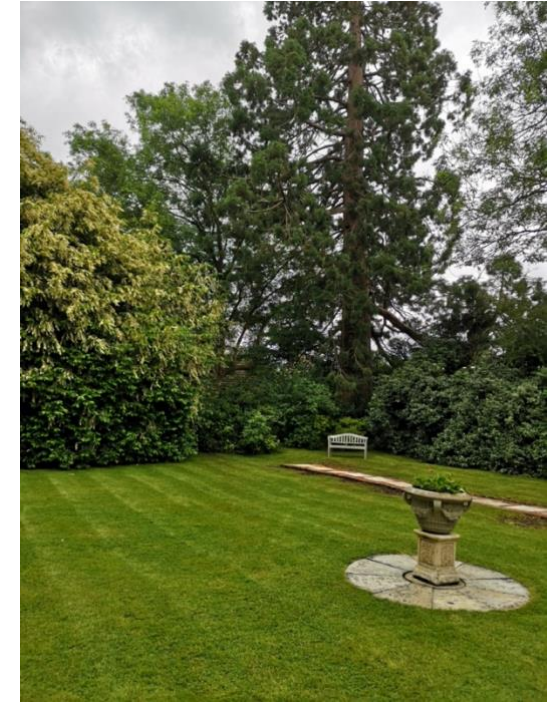


The breakfast kitchen with its beautiful fireplace with log burner for those cosy winter mornings, also has an extensive range of units with granite work surfaces and a useful walk-in larder. The laundry room opposite is fitted with further units and has ample storage as well as a sink. There is also a cloakroom and boot room. Adjacent to the kitchen is a lounge which also has a fireplace as well as French doors to the garden.

The gorgeous sitting room and impressive dining room both have wonderfully high ceilings with ornate coving, ceiling roses, huge bay windows and fireplaces. Imagine the dinner parties and the twinkling tree at Christmas...so many memories to be made.



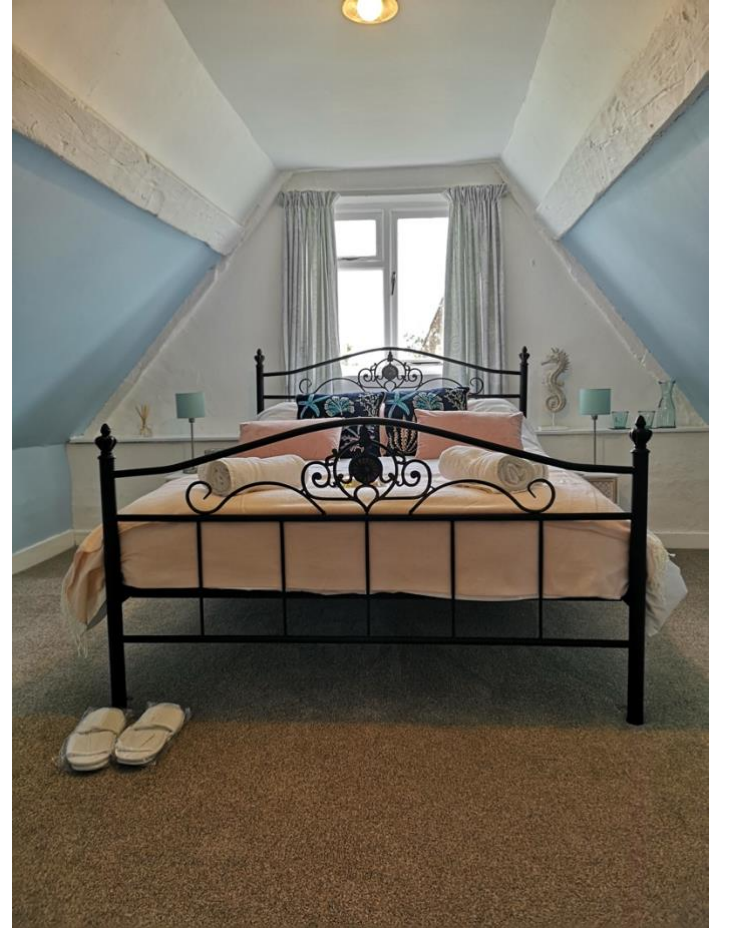
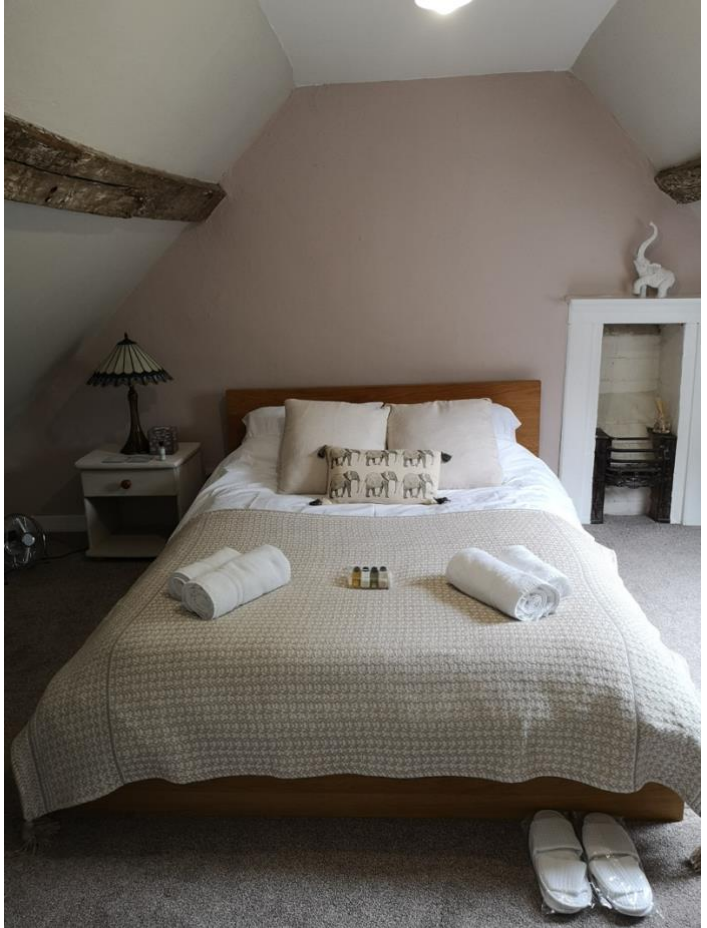
With views of the beautiful 13th century Church, alfresco dining is sure to be an absolute joy at the Old Rectory. The village of Sedgeberrow, which is situated about three miles south of Evesham, boasts stunning views towards the Cotswolds and Bredon Hill. It is close to the A46 giving good commuting access to Stratford Upon Avon, Cheltenham and the M5 and there is a mainline station to London/Paddington in Evesham





On the first floor the master bedroom has its own en suite bathroom with roll top bath and corner shower as well as the original fireplace. Adjacent there are two further bedrooms, one of which is currently used as an office/study. Three steps lead to two additional bedrooms and two bathrooms. On the top floor there are three further bedrooms and a useful storeroom.





Beyond the back door is a boiler room/ workshop as well as a garden store off a covered porch. There is also a cellar with outside access as well as various outbuildings and a garage. The beautiful gardens are on all sides of the property; they are mainly laid to lawn and there is an abundance of mature trees, bushes and shrubs which give excellent privacy. The village boasts an excellent Primary School and a lovely playgroup for the younger children. The pub and its well renowned Indian restaurant give a real sense of community along with a Village Hall which is available to hire.



BASEMENT
223 sq.ft. (20.7 sq.m.) approx.

GROUND FLOOR
1793 sq.ft. (166.6 sq.m.) approx.

1ST FLOOR
1572 sq.ft. (146.1 sq.m.) approx.

2ND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 4384 sq.ft. (407.3 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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