



Allan Morris
estate agents

**Oaktree Cottage, Evesbatch, Bishops Frome,
Worcester, WR6 5BE**

 **MAYFAIR**
OFFICE GROUP

Evesbatch, Worcester, WR6 5BE

A substantially extended, detached, versatile, country cottage with, annex, garage and parking. Situated in the hamlet of Evesbatch the property with great access to Hereford or Worcester. The versatile accommodation comprises of: entrance porch, family room, sitting room, study, snug, store, dining kitchen with doors to south facing deck, utility, cloakroom, main bedroom with balcony overlooking an orchard and en-suite, guest bedroom with en-suite, two further double bedrooms, main bathroom. Attached annex with sitting room double bedroom and luxurious en-suite, accessed from the home or independently. Further benefits include; gas (LPG) fired central heating, double glazing, garage and two driveways with parking for numerous cars and potential for more, cottage style west facing rear garden with views over orchards to the rear. viewing a must to appreciate the size, condition and location of country home of offer.

ENTRANCE PORCH

Front aspect and side aspect double glazed windows, ceiling light, electric radiator, tiled floor. Door to:

FAMILY ROOM 16'1" x 6'11" (4.92m x 2.12m)

Front aspect double glazed window, recessed spotlights, radiator. Open to Lounge. Door to

STUDY 13'0" x 8'2" (3.98m x 2.50m)

Front aspect double glazed window, ceiling light, radiator. Door to

SNUG 12'5" x 8'2" (3.80m x 2.50m)

Rear aspect double glazed window, ceiling light point. Door to rear garden. Door to

STORE 9'7" x 7'0" (2.94m x 2.14m)

Ceiling light. Door to Inner Hall

SITTING ROOM 16'6" x 12'0" (5.05 x 3.68m)

Twin Front aspect double glazed windows, recessed spotlights, radiator. Feature wood burning stove with slate chimney breast and marble hearth. Door to

INNER HALL 9'9" x 6'11" (2.98m x 2.12m)

Front aspect double glazed window, tiled floor, door to:



ANNEX SITTING ROOM 15'8" x 8'1" (4.78m x 2.48m)

Front aspect double glazed window, recessed spotlights, radiator. Striking fireplace with slate chimney breast and gas (LPG) living flame effect fire. Staircase to Bedroom five, tiled floor.

DINING KITCHEN 15'3" max x 13'3" max (4.65m max x 4.04m max)

Side facing double glazed window overlooking gardens, French doors opening to south facing terrace. Fitted kitchen comprising of bespoke handmade Ash floor mounted units with composite stone work surfaces over. Integrated appliances including a five ring LPG hob with extractor over, three ovens (one of which is a combination microwave/oven/grill) and a steam drawer. There is space and plumbing for a dishwasher. Walk in pantry provides additional storage with space for a further appliance, two ceiling light points. Space for dining table, open plan to:

UTILITY 31'9" x 5'0" (9.70m x 1.54m)

Rear aspect double glazed window overlooking orchard, ceiling light point, sink with matching units and work top, space and plumbing for washing machine, further tiled floor.

INNER HALL

Rear facing window, ceiling lights. Stairs to First Floor. Door to

CLOAKROOM

Opaque double glazed window, ceiling light, pedestal wash hand basin, low level WC, tiled walls, chrome ladder style towel rail.

FIRST FLOOR LANDING

Ceiling light point, smoke alarm, doors to:

BEDROOM ONE 15'3" x 11'8" (4.65m x 3.57m)

Dual aspect with Low level double glazed window and sliding patio doors to decked balcony, and fabulous views over orchard to the rear. Ceiling lights, radiator. Door to

ENSUITE SHOWER ROOM

White suite comprising shower enclosure with rainfall and body shower head, vanity wash hand basin with drawer below and mirror over, low level WC. Opaque glazed window, ceiling light, extractor fan, fitted storage cupboard, tiled walls.

BEDROOM TWO 15'7" x 8'1" (4.77m x 2.47m)

Front facing double window with views over orchard ceiling lights, comprehensive range of fitted bedroom furniture including wardrobes and drawers. Door to

ENSUITE SHOWER ROOM

White suite comprising shower enclosure with electric shower, vanity wash hand basin with cupboard below and lit mirror over, low level WC. Ceiling light, extractor fan, tiled walls.

BEDROOM THREE 16'3" x 12'0" (4.97m x 3.67m)

Two front facing double glazed windows with views over open countryside, ceiling lights and downlighters, built in wardrobes with hanging rail and shelving, radiator.

BEDROOM FOUR 12'9" x 8'4" (3.90m x 2.56m)

Rear facing double glazed window with views over orchard, ceiling light, radiator.

FAMILY BATHROOM

White suite comprising panel bath with raindrop shower over and shower screen, vanity wash hand basin with drawer below, low level WC. Opaque glazed window, ceiling light, extractor fan, tiled walls, chrome ladder style towel rail.

BEDROOM FIVE (annex) 15'8" + recess x 8'3" (4.79m + recess x 2.54m)

Accessed from a separate staircase from the annex sitting room. Front aspect double glazed window with views over countryside and dual aspect with a glazed door leading to an external set of steps giving the room independent access. Exposed ceiling beams, recessed spotlights, feature slate wall, fitted storage cupboards into eaves. Door to:

ENSUITE BATHROOM 10'9" x 9'8" (3.29m x 2.96m)

Rear aspect double glazed window with views over the garden and rear aspect double glazed window. Luxurious white suite comprising freestanding composite stone bath with hand held shower attachment, large walk in shower enclosure with rainfall and body shower, vanity wash hand basin with drawer below and mirror over, push flush WC, recessed spotlights, tiled walls with integral waterproof smart TV, two ladder style towel rails.

OUTSIDE

Oak Tree Cottage sits with open countryside to the front and an orchard to the rear. Two parking areas accessed from the lane providing sufficient parking for several vehicles and in turn leads to the integral garage (16'07" x 9'0") with up and over door to the fore. To the front of the property there is a small area of lawned fore garden with a display of shrubs. Access on both sides leads to a decked terrace immediately adjoining the rear of the property, which provides a great area for outside dining and entertaining. The decked terrace is bordered by a stream with bridges connecting to the opposite grassed bank. Within the rear garden there is timber store, with power and light connected.

DIRECTIONS

From the Allan Morris and Ashton office in Great Malvern head North on the Worcester Road. Take a left hand turn into North Malvern Road and then first turning right into Cowleigh Road. Follow the road along until you reach the T-junction at the Hereford - Worcester Road, and turn left in the direction of Hereford. Follow this road for four miles and then turn right sign posted Evesbatch. (please be aware the junction signage can't be seen until relatively close to it). Continue for one mile and Oak Tree Cottage can be found just after the bridge and turn on the left hand side as indicated by the Allan Morris & Ashton 'For Sale' board. To arrange a viewing or with any queries please contact the office on 01684 561411 or email malvern@allan-morris.co.uk

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity and water, LPG heating, drainage is a recently installed water treatment plant. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE - £625,000



Approximate total area⁽¹⁾

224.5 m²

Reduced headroom

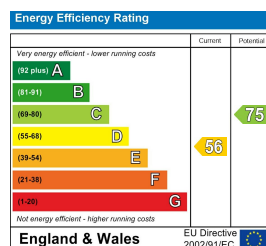
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE360

EPC



Material Information Report



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