



Besscaps, Elmley Castle, WR10 3HW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This beautifully renovated home is nestled in the highly desirable village of Elmley Castle located within the Cotswolds Area of Outstanding Natural Beauty. Recently refurbished to an exceptional standard, the property presents in immaculate condition throughout while retaining its charm and character.

Enjoying an idyllic setting, it sits on a generous plot featuring sweeping lawned gardens, a separate orchard, and breath taking panoramic views of Bredon Hill and the Vale of Evesham. The frontage includes off-road parking and an additional lawned area, all framed by the natural beauty of its surroundings.

The accommodation is thoughtfully arranged over two floors. Upon entering through a porch, you're welcomed into a hallway which leads to a light-filled lounge with fireplace, ideal for relaxing or entertaining. Adjacent to this is a separate dining room, providing a flexible space for formal meals or family gatherings. The kitchen/breakfast room offers a practical layout with ample workspace and direct access to a ground floor bathroom.

Upstairs, the property offers three bedrooms. Bedroom one is particularly spacious with dual aspect views, while bedrooms two and three are well proportioned, making them suitable for guests, children, or a home office. A central landing connects all rooms, adding to the home's functionality.

The external space is a true highlight, with expansive gardens ideal for families, keen gardeners, or simply those who wish to enjoy the open countryside setting. The orchard provides additional green space and a sense of privacy rarely found in village homes.





Key Features

- FULLY RENOVATED AND IMMACULATE THROUGHOUT
- LOCATED IN ELMLEY CASTLE, COTSWOLDS AONB
- STUNNING VIEWS OF BREDON HILL AND VALE OF EVESHAM
- THREE BEDROOMS OVER TWO FLOORS
- LIGHT-FILLED LOUNGE WITH FIREPLACE
- SEPARATE DINING ROOM AND SPACIOUS KITCHEN
- GROUND FLOOR BATHROOM
- LAWNED GARDEN AND SEPARATE ORCHARD
- PARKING AT FRONT WITH ADDITIONAL FRONT GARDEN
- EPC RATING = E

**Guide Price
£380,000**

Elmley Castle

Elmley Castle is a classic English village with a tree-lined main street, black and white cottages, a historic pub, and an 11th-century church. It has a primary school, village hall, playing field, and cricket club all within walking distance. Set beneath Bredon Hill, it offers easy access to scenic walks. Nearby Pershore (4 miles) and Evesham (7 miles) provide schools and everyday amenities, with Worcester and Cheltenham offering more extensive options. Rail links to London and access to the M5 are also close by.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C.

EPC Rating: E

Agents Note

(i) An insurance claim was previously made due to cracking in the property, caused by tree roots from two trees located on the right side of the neighbouring property. The trees have since been removed, and the damage has been resolved. The property was reinspected in 2025 to confirm that no further issues were present, and a Certificate of Structural Adequacy has been issued.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



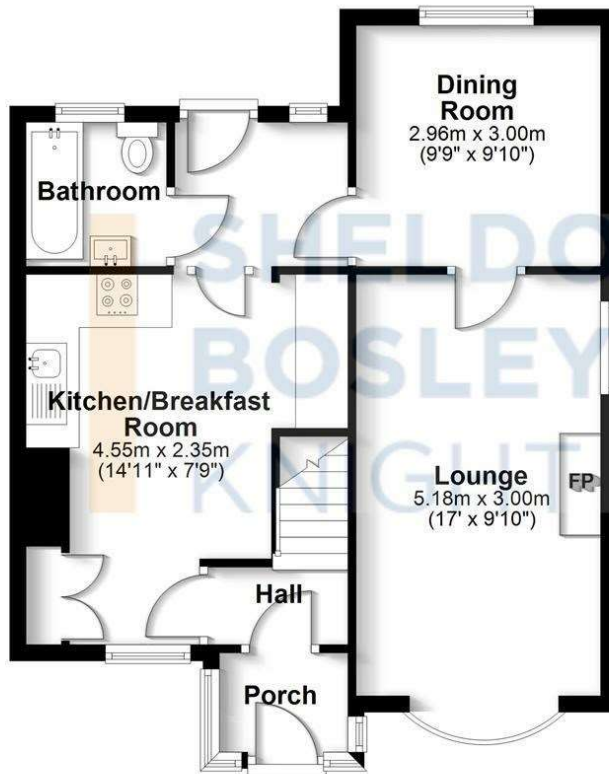




Floorplan

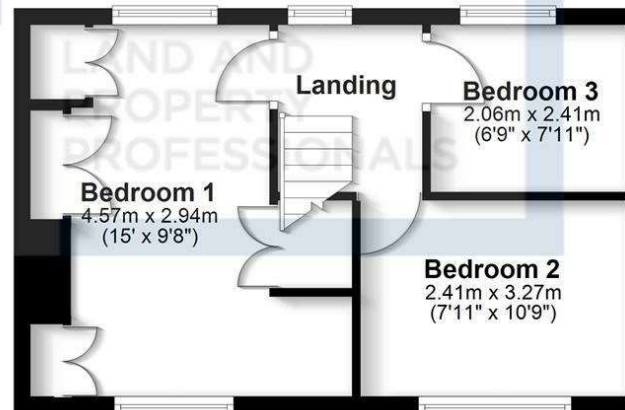
Ground Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 85.9 sq. metres (925.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee