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ESTATE AGENTS

Redhouse Cottage
Abbots Salford, Evesham, WR11 8UT



The Property

Originally dating back to the 17th century, this attractive period home occupies a prominent position in the heart of Abbots Salford, a desirable village between Warwickshire, Worcestershire and Cotswolds borders. Having been thoughtfully renovated by the current owner, and being presented extremely well throughout, this rarely available village home requires internal viewing to be fully appreciated.

Set back from the road, you access the property via double opening gates that lead to a gated walled garden, parking area and further onward to a substantial detached garage and workshop.

Internally, the accommodation comprises a rear entrance lobby with stairs rising to the upper floor, exposed beams and flagstone flooring continuing to a dedicated dining area. Doors lead off to a generous sitting room, with exposed beams, flagstone flooring and a feature fireplace with inset log burner. A glazed door then leads through to a generous garden room offering a versatile space with open views and access to the garden.

The kitchen breakfast room is beautifully equipped with a comprehensive range of storage, comprising various base and wall units with contrasting worksurfaces over and classic oak shaker door fronts. There is a range cooker, dishwasher and undercounter fridge. A central island provides additional prep space and an area for occasional dining. There are exposed beams and brickwork throughout and an opening to an equally well appointed utility with undercounter freezer and washing machine. There is also a stylish ground floor bathroom that also serves as a guest WC.







To the first floor, a central landing provides access to three good size bedrooms and separate shower room.

Externally, the rear garden has a central island with gravel drive and turning area. The borders are well stocked and provide a pleasant leafy backdrop and a raised terrace serves as the ideal place to enjoy alfresco dining in the summer months.

The Location

Abbots Salford is a picturesque hamlet on the outskirts of Salford Priors. Salford Priors is a delightful small village, lying to the west of Bidford on Avon, south of Alcester and north of Evesham it contains local amenities including a junior school, local shop and a Parish church, and it is surrounded by delightful countryside close to the Warwickshire, Worcestershire borders. Stratford upon Avon, approached by the Alcester by-pass, is some fifteen minutes drive and offers excellent shopping, sporting and recreational facilities.





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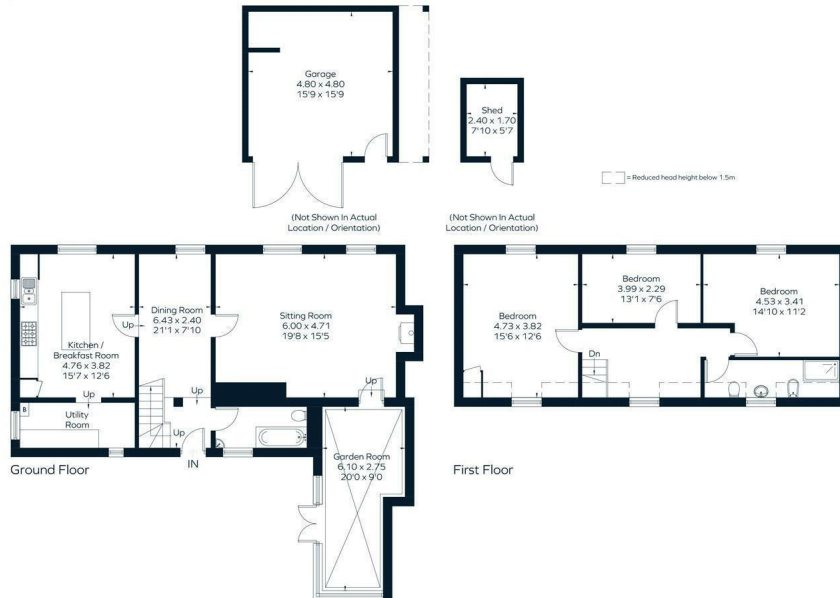


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GENERAL INFORMATION

Approximate Area = 152 sq m / 1636 sq ft (Excluding Shed)
 Garage = 23 sq m / 248 sq ft
 Total = 175 sq m / 1884 sq ft
 Including Limited Use Area (4.6 sq m / 50 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 - Residential)
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Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

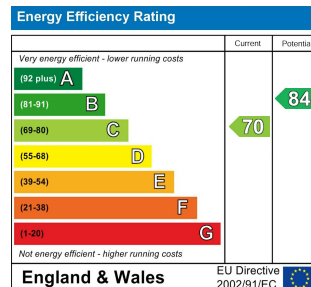
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford Upon Avon Council Tax Band E

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