

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A DELIGHTFULLY SITUATED DETACHED FAMILY HOME SURROUNDED BY OPEN COUNTRYSIDE OFFERING EXTENDED AND MUCH IMPROVED ACCOMMODATION COMPRISING FOUR RECEPTION ROOMS, DINING KITCHEN, FIVE BEDROOMS (THREE EN SUITE), FAMILY BATHROOM, GENEROUS PARKING AND AN INTEGRAL GARAGE.**

**NO ONWARD CHAIN. EPC D.**

## Oak Tree Cottage - Guide Price £699,000

Evesbatch, Bishops Frome, Herefordshire, WR6 5BE

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# Oak Tree Cottage

## Location & Description

Evesbatch is a small village situated along the Herefordshire/Worcestershire border surrounded by beautiful open countryside. Within the village itself there is the Church of St Andrew. Further local amenities are available in the nearby villages of Fromes Hill and Bishops Frome, including the Hop Pocket Shopping Village and three public houses. More comprehensive facilities including supermarkets, shops, cafes, restaurants and schools are available in the market town of Bromyard (approximately 5 miles distant) and Ledbury (approximately 6 miles distant). The M5 motorway is accessible at Worcester, Junctions 6 and 7, and the M50 south of Ledbury at Junction 2.

## Property Description

Oak Tree Cottage is delightfully situated surrounded by open countryside, enjoying fine rural views from all aspects and backing onto a neighbouring orchard. The property has been imaginatively extended in recent years to create a substantial family home with contemporary features throughout including a bespoke fitted kitchen, impressive bathrooms, replacement double glazing and an improved LPG heating system.

The accommodation is arranged on the ground floor with an entrance porch, entrance hall, study, snug, lounge with wood burning stove, living room with a second striking fireplace, dining kitchen and a cloakroom. On the first floor, a landing leads to four double bedrooms, two with en suite shower rooms, and a family bathroom. A fifth bedroom is accessed from a separate staircase and boasts a luxurious en suite bathroom.

Oak Tree Cottage occupies a corner position, benefitting from ample driveway parking and an integral garage. The garden comprises a decked terrace, which lies immediately to the rear of the property, and grassed banks bordered by a stream. Offered with no onward chain, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

**Entrance Porch** Ceiling light, electric radiator, tiled floor. Door to

**Entrance Hall** Front facing window, recessed spotlights, radiator. Open to Lounge (described later). Door to

**Study** 4.03m (13ft) x 2.53m (8ft 2in) Front facing window, ceiling light, radiator. Door to

**Snug** 3.87m (12ft 6in) x 2.53m (8ft 2in) Rear facing window, ceiling light. Door to outside. Door to

**Store** 2.94m (9ft 6in) x 2.14m (6ft 11in) Ceiling light. Door to Inner Hall (described later).

**Lounge** 5.11m (16ft 6in) x 3.77m (12ft 2in) Front facing windows, recessed spotlights, radiator. Feature wood burning stove with slate chimney breast and marble hearth. Door to

**Living Room** Front facing window, recessed spotlights, radiator. Striking fireplace with slate chimney breast and gas (LPG) living flame effect fire. Staircase to Bedroom 5 (described later).

**Dining Kitchen** 6.59m (21ft 3in) max x 4.08m (13ft 2in) max





Bespoke handmade kitchen comprising a comprehensive range of Ash floor mounted units with composite stone work surfaces over and a matching breakfast island. There are several integrated appliances including a 5 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, washing machine, tumble dryer and fridge freezer. A walk in pantry provides additional storage with space for a further appliance. Side and rear facing windows overlooking an orchard. Ceiling lights, radiator, slate tiled floor. Stable door to outside. French doors opening to decked terrace.

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

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

### First Floor Landing

**Bedroom 1** 4.11m (13ft 3in) max x 4.03m (13ft) max Low level side facing window and sliding patio doors to decked balcony. Ceiling lights, radiator. Door to

**En Suite Shower Room** Suite comprising shower enclosure with raindrop 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 2** 4.83m (15ft 7in) max x 4.47m (14ft 5in) max Front facing window, ceiling lights, comprehensive range of fitted bedroom furniture including wardrobes and drawers. Door to

**En Suite Shower Room** Suite comprising shower enclosure with electric shower, vanity wash hand basin with cupboard below and mirror over, low level WC. Ceiling light, extractor fan, tiled walls.

**Bedroom 3** 5.01m (16ft 2in) x 3.72m (12ft) Two front facing windows, ceiling lights and downlighters, built in wardrobes with hanging rail and shelving, radiator.

**Bedroom 4** 3.90m (12ft 7in) x 2.56m (8ft 3in) Rear facing window, ceiling light, radiator.

**Family Bathroom** 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 5** 5.01m (16ft 2in) max x 4.75m (15ft 4in) max Accessed from a separate staircase from the Living Room. Enjoying a dual aspect with a glazed door leading to an external set of steps. Exposed ceiling beams, recessed spotlights, feature slate wall, fitted storage cupboards into eaves.

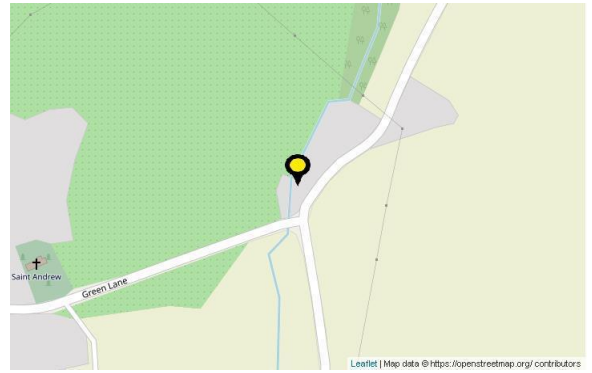
**En Suite Bathroom** Suite comprising freestanding composite stone bath with hand held shower attachment, large walk in shower enclosure with raindrop shower, vanity wash hand basin with drawer below and mirror over, low level WC. Rear facing window, recessed spotlights, tiled walls with integral waterproof smart TV, ladder style towel rail.



**Outside** Oak Tree Cottage benefits from two parking areas providing sufficient parking for several vehicles and in turn leads to an integral **GARAGE** (16'07" x 9'0") with up and over door.

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** What3Words: [mysteries.pursue.unframed](https://www.what3words.com/mysteries.pursue.unframed)



### Services

We have been advised that mains water and electricity are connected to the property. Heating is via LPG. Drainage is to a newly installed (May 2024) water treatment plant. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

### Tenure

We are advised (subject to legal confirmation) that the property is freehold.

### General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

### Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

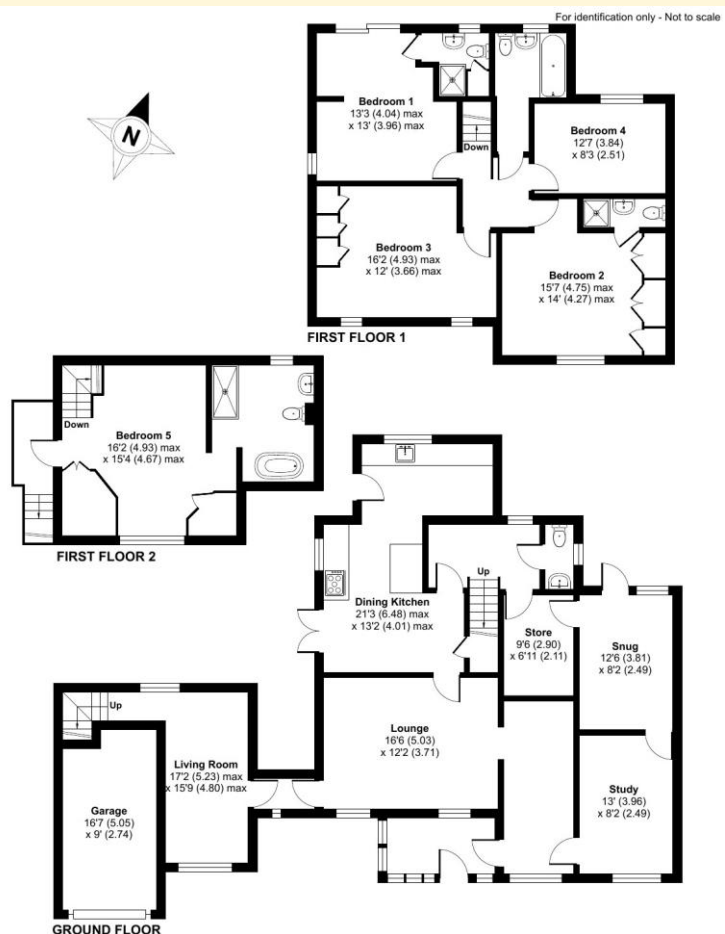
### Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

### EPC

The EPC rating for this property is D (56).



**Ledbury Office**  
**01531 634648**

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**[ledbury@johngoodwin.co.uk](mailto:ledbury@johngoodwin.co.uk)**

#### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

