



Leggett & James

The Vale of Evesham Property Experts



Evesham Road

Offenham, Evesham, WR11 8SA

Asking Price £575,000



Set on the very outskirts of historic Offenham Village and having recently undergone refurbishment, this most interesting of properties enjoys a tremendous flexible floor layout, with deceptively spacious well appointed accommodation and a fantastic rural plot providing enviable space throughout the delightful established gardens.

The accommodation comprises of three first floor bedrooms with a bathroom whilst on the ground floor there is a large living room with wood burning stove, a study/bedroom four, shower room, sitting room, utility room and a feature garden room that opens into the bespoke kitchen.

Outside there is ample off road parking with a carport leading to a detached garage, whilst the extensive rear garden widens out to the rear of the plot with views over fields.



The front door opens to:

Entrance Hall

Having a quarry tiled floor, radiator and doors leading off.

Living Room 27'11 x 10'8 (8.51m x 3.25m)

Having a double glazed bay window to the front, double glazed doors to the rear garden, television point, two radiators and a brick fireplace with a wood burning stove inset.

Study/Bedroom Four 11'9 x 10'8 (3.58m x 3.25m)

Having a double glazed bay window to the front, radiator and built in storage cupboard.

Shower Room

Having a radiator, tiled floor, extractor fan, and a white suite comprising of a high level WC, pedestal wash hand basin and a large shower cubicle with mains shower.

Sitting Room 11'11 x 9'5 (3.63m x 2.87m)

Having a double glazed window to the side, radiator, stairs to the first floor and door to:

Kitchen 15'5 x 10'10 (4.70m x 3.30m)

Having two light pipes, a quarry tiled floor and radiator. The kitchen is fitted with a bespoke selection of Oak wall and base units with cream painted doors, granite work surfaces and tiled returns. There is a twin bowl sink with a separate circular sink having a filtered water tap, space for a range cooker, space for a fridge freezer and two dressers. There is an opening to the Utility Room and the kitchen opens through to:

Garden Room 14'8 x 8'10 (4.47m x 2.69m)

having double glazed windows and doors to the garden, tiled floor, two radiators and a wall mounted electric fire.

Utility Room

Having a double glazed window to the side and a double glazed door to outside, a quarry tiled floor, space and plumbing for a washing machine, space for a tumble dryer and a cupboard housing the 'Worcester' gas fired boiler and 'Mega Flo' pressurised hot water tank.

First Floor Landing

Having a double glazed 'Velux' window, built in linen cupboard with radiator, storage cupboard with hanging rail and doors to:

Bedroom One 14'11 x 11'10 (4.55m x 3.61m)

Having a double glazed window to the front, radiator, built in wardrobes and eaves storage cupboards. A door opens to:

Ensuite Cloakroom

Having a 'Velux' Window, eaves storage and a white suite comprising of a low level WC and pedestal wash hand basin.

Bedroom Two 15'8 x 11'11 (4.78m x 3.63m)

Having a double glazed window with views over the garden and radiator.

Bedroom Three 11'10 x 6'9 (3.61m x 2.06m)

Having a double glazed window to the rear overlooking the garden, radiator and built in wardrobe.

Bathroom

Having an obscure double glazed window to the rear and a white suite comprising of low level WC, pedestal wash hand basin, panel bath with bath shower mixer and a separate shower cubicle with electric shower.

Outside

The front of the property has a brick paved driveway with gravelled areas that provide off road parking for a number of vehicles and leads to a carport that gives access to the Detached Garage: 20'6 x 8'10 (6.25m x 2.69m) with twin doors, power, light, double glazed window and a door to the garden.

There is a useful covered area that is accessed from the carport and utility room which then leads out to the substantial gardens. The garden enjoys an element of seclusion with well established trees and hedgerows and a lawn sweeping away from the house. A sun terrace provides an attractive seating area with a paved path leading down the garden to a point where the garden widens out at the back. There is useful detached store with a fenced off area ideal for composting space and a log store. To the one side of the house there is a paved path with gated access back to the driveway with lighting and an outside tap. Being set in such a rural position the property benefits from views of fields to the front and rear.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

