



Main Street, Offenham, WR11 8RX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

We are delighted to showcase this Grade II listed cottage oozing with character and benefitting from modern improvements by the current owner. This impressive property is nestled in the heart of Offenham and is situated down a no through road by the historic Maypole.

The tiled porch leads you through the main entrance into a welcoming, spacious living area, boasting a wealth of traditional features, including exposed beams and an open Inglenook fireplace. The open fireplace creates a cosy, useful logstore area and provides additional access through to the dining area, creating a spacious, airy feel. Continuing on through the hallway is a breakfast room which is a great additional socialising space, with a breakfast bar and good storage. From here, enter the well-equipped contemporary, country style kitchen which overlooks the private garden. The main bathroom has been recently refurbished, offering a sizeable walk in shower.

The stairs, with good storage space underneath, rise to the first floor where the character features continue throughout. The very generous-sized main bedroom enjoys dual aspect windows allowing good natural lighting and plenty of fitted wardrobes. There is a second, well-proportioned double bedroom which benefits from a modern en suite shower room and a third single bedroom currently used as an office.

Alongside the good storage throughout, this charming home extends further to a versatile attic room accessed via stairs from the main bedroom. It is fully boarded, powered and makes an excellent addition to the cottage.

Externally, the property is accessed via gates and has off road parking, a rear enclosed garden mainly laid to lawn with an array of shrubs, a patio area and good shed space.





Key Features

- GRADE II LISTED 1650'S COTTAGE
- OOZING CHARACTER WITH A WEALTH OF ORIGINAL FEATURES
- THREE BEDROOMS AND TWO BATHROOMS
- MODERNISED THROUGHOUT
- USEFUL ATTIC ROOM
- SITUATED IN THE HEART OF OFFENHAM
- OFF ROAD, GATED PARKING
- WALKING DISTANCE TO VILLAGE AMENITIES

Guide Price
£435,000

EPC Rating -

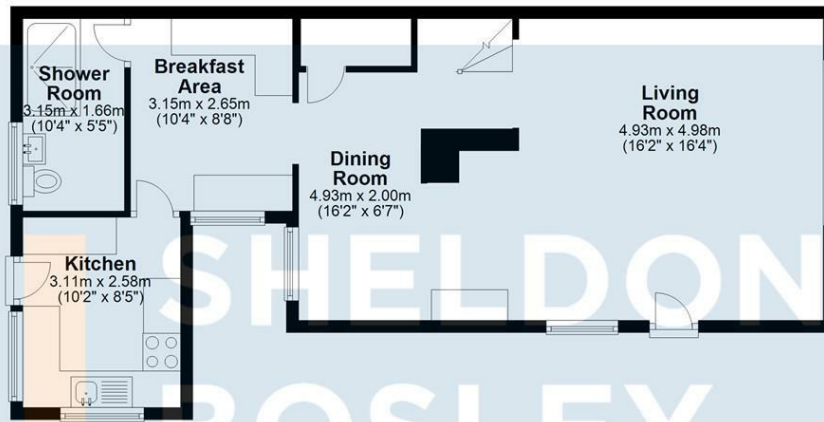
Tenure - Freehold

Council Tax Band - D

Local Authority -
Wychavon

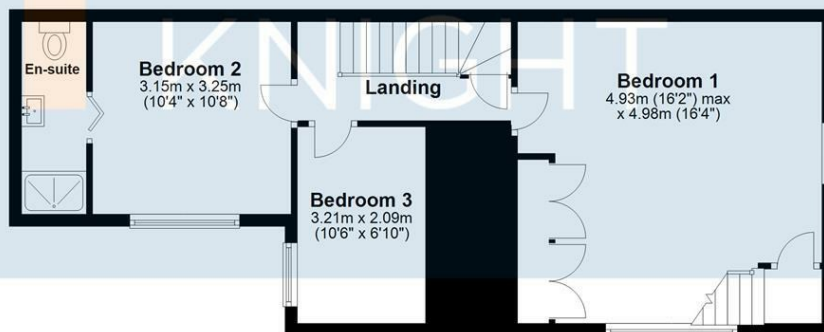
Ground Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.6 sq. feet)



Total area: approx. 121.2 sq. metres (1304.2 sq. feet)

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

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