



**Gibbs Lane, Offenham, WR11 8RR**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

We are delighted to offer this beautiful and elegant period detached home set in the picturesque village of Offenham. This gorgeous property is light and airy with an abundance of character. It is set in attractive grounds of approximately 0.47 acres, and has views of the surrounding countryside and farmland.

This substantial property includes over 2,000 sq ft of accommodation and briefly comprises: entrance porch, cosy dual-aspect living room with feature fireplace, and from the living room there is also access down to a lower-level cellar with power and lighting. Further there is an inner hallway, ground floor WC, a bright dining room, further inner hallway with stairs to the first floor. To the rear is a generous fitted kitchen / breakfast room, utility room, and conservatory overlooking the rear garden.

On the first floor are four double bedrooms, airing cupboard, family bathroom and separate shower room. Bedrooms one, two and three boast built-in wardrobes.

Outside to the rear is a generous garden mainly laid to lawn with incredible countryside views, a mixture of shrubs, bushes and trees, garden shed, and a patio area. To the side is a driveway with space for two vehicles, and access to the single garage with includes power and lighting.

This incredible property needs to be seen to fully appreciate the space and charm.





## Key Features

- FOUR BEDROOM DETACHED FAMILY HOME
- SET IN ATTRACTIVE GROUNDS OF APPROX. 0.47 ACRES
- SITUATED IN A QUIET LOCATION
- LIVING ROOM
- DINING ROOM
- KITCHEN & UTILITY ROOM
- FAMILY BATHROOM & SHOWER ROOM
- BEAUTIFUL GARDENS
- SINGLE GARAGE & DRIVEWAY
- EPC = E

**Guide Price**  
**£575,000**

## Offenham

Offenham is a picturesque village located about three miles north-west of Evesham, and benefits from two riverside public houses, a brewery, a primary school, village shop and post office, church, recreation ground, British legion club, and village hall. Further amenities are found in nearby Evesham.

## 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 G.

EPC Rating: E

## Agents Note

(i) 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.

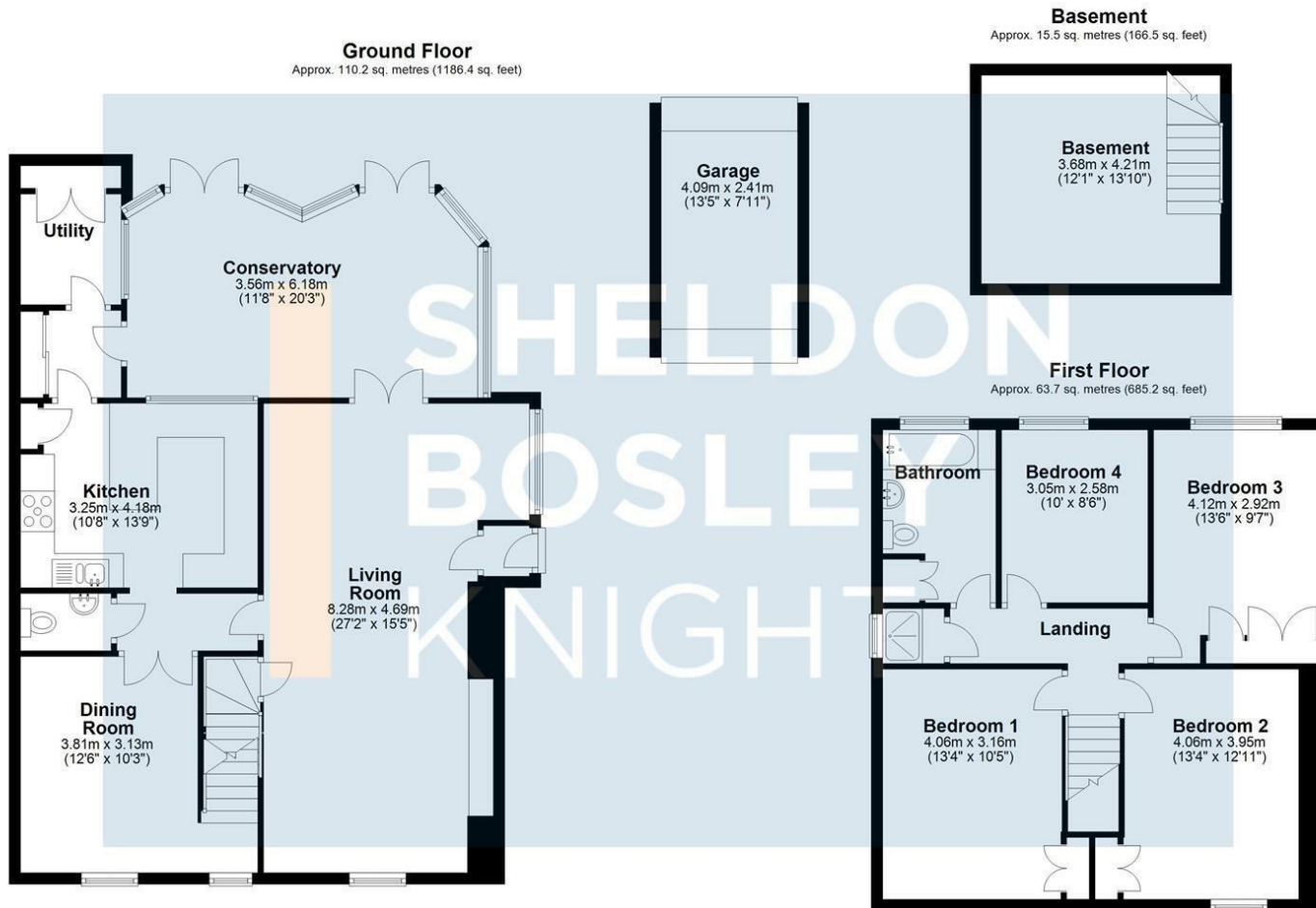
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







# Floorplan



Total area: approx. 189.4 sq. metres (2038.2 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.



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# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
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COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

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