



Shop Lane, Evesham, WR11 7JF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

CHAIN FREE

An exciting opportunity to purchase this charming Grade II listed home nestled in the picturesque village of Bretforton. Acorn Cottage oozes character and benefits from off road parking, gardens and is offered to the market with no onward chain. The property has had improvements made such as a new thatched roof in recent years and viewings are highly recommended.

The accommodation comprises; open plan kitchen/living/dining area with tiled floors, vaulted ceiling and beautiful red brick fireplace with an open fire. The well-equipped kitchen boasts good storage, integrated appliances and a useful breakfast bar. The living space enjoys dual aspect windows and a cosy yet spacious feel. The utility/boot room, complete with space and plumbing for appliances and provides access to the private garden, leads to a recently updated tiled shower room featuring a large walk-in shower.

Upstairs, there is an open plan room currently serving as a study/workspace but can be used as a guest bedroom, this leads to the main bedroom that showcases an exposed chimney breast and timbers.

The cottage's outside space is a true gem with a private, sunny paved terrace, gravelled area, convenient outbuilding and lawned area with an array of mature shrubs and trees. There is off road parking for two vehicles on a gravelled driveway and mature gardens to the front of the property.







Total area: approx. 62.4 sq. metres (672.0 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.

Key Features

- Period terrace cottage - thought to date back to 1630
- Two bedrooms
- Oozing with character including exposed beams, chimney and thatched roof
- Open plan living space
- Dual aspect windows
- Modern bathroom
- Nestled in the popular village of Bretforton
- Private, sunny, front and rear gardens

Price Guide
£280,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority -
Wychavon

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