



Myatt Road, Offenham, WR11 8SB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

FOUR BEDROOM DETACHED WITH SCOPE TO CREATE A WONDERFUL FAMILY HOME

This four-bedroom detached family home is situated in the sought-after village of Offenham. Offering a generous amount of living space across two floors, this property presents an excellent opportunity for renovation, allowing a new owner to create a wonderful family home tailored to their needs.

Upon entering the house, you are welcomed by a spacious hallway leading to the principal reception rooms. The ground floor features a well-proportioned lounge, which provides access to a bright conservatory overlooking the garden. A separate dining room sits adjacent to the kitchen, offering a practical layout for family meals and entertaining. The kitchen itself is in need of modernisation but has great potential to become the heart of the home. A useful utility room, a study, and a downstairs WC complete the ground floor accommodation.

Upstairs, the property boasts four bedrooms, all of which offer ample space for family living. The primary bedroom benefits from a walk-in wardrobe, providing additional storage, but also has scope to convert into an en-suite. The remaining bedrooms are well-sized and share a family bathroom. The landing area adds to the sense of space, creating a light and airy first floor.

Externally, the property includes an integral garage and driveway parking, along with a generous garden that offers great potential for landscaping and outdoor living. This home is an exciting prospect for those looking to put their own stamp on a property in a desirable village location.

The property also benefits from mains gas central heating, double glazing throughout, and solar panels.





Key Features

- FOUR-BEDROOM DETACHED FAMILY HOME
- LOCATED IN SOUGHT-AFTER VILLAGE OF OFFENHAM
- SPACIOUS LOUNGE WITH CONSERVATORY
- SEPARATE DINING ROOM AND KITCHEN WITH POTENTIAL
- UTILITY ROOM, STUDY, AND DOWNSTAIRS WC
- PRIMARY BEDROOM WITH WALK-IN WARDROBE
- THREE ADDITIONAL WELL-SIZED BEDROOMS
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- GENEROUS GARDEN WITH RENOVATION POTENTIAL
- EPC RATING = D

Guide Price
£400,000

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 D.

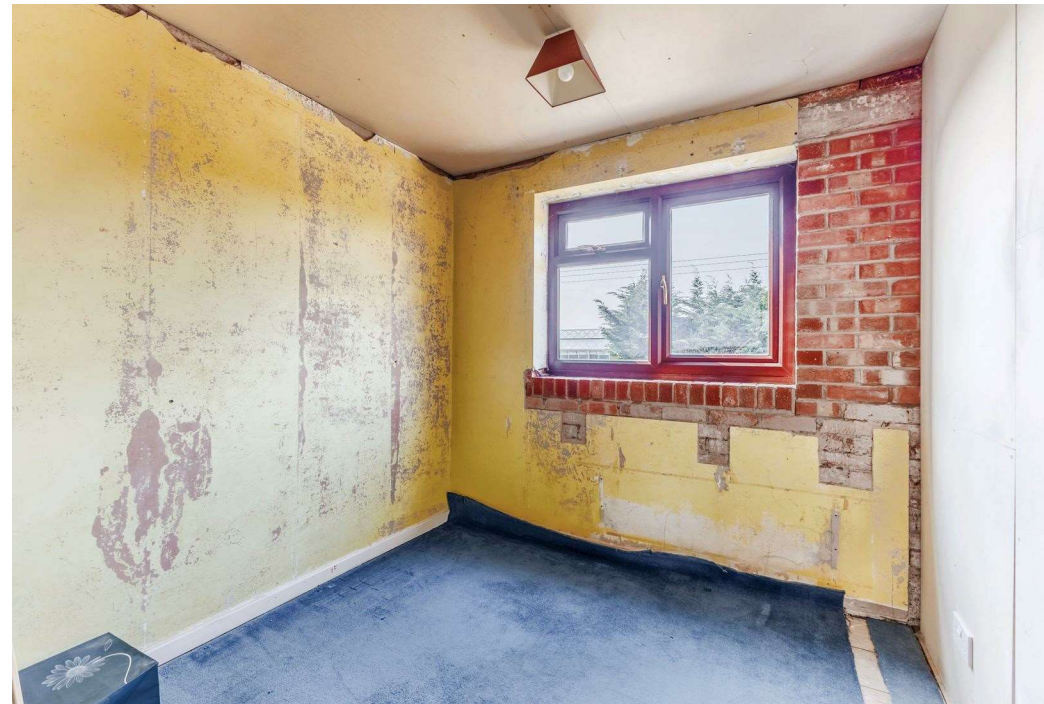
EPC Rating: D

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.

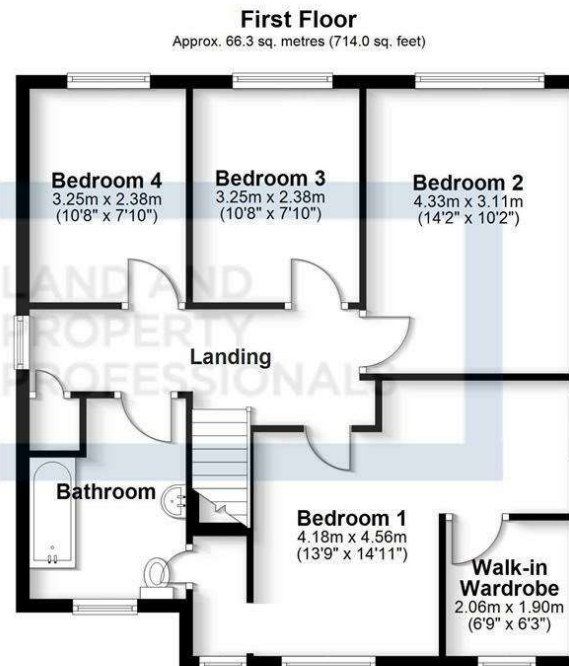
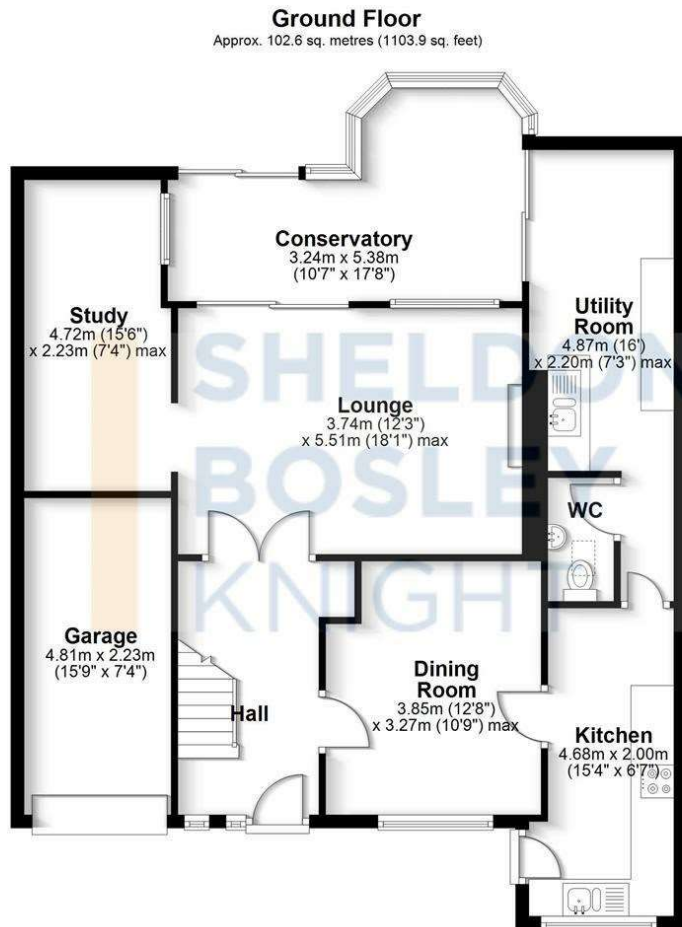
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 168.9 sq. metres (1817.9 sq. feet)

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Wychavon District Council

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