



Boat Lane, Offenham, WR11 8RS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This spacious semi-detached home is located in the charming village of Offenham, near Evesham, just a short distance from the village centre. Enjoying a peaceful setting, the property offers accommodation with driveway parking to the front and access to a generous single garage.

The ground floor features a welcoming hallway leading into a light-filled lounge at the front of the home. To the rear, the heart of the property is the open-plan kitchen and dining room, perfect for family life or entertaining, with double doors opening out to the rear garden. A separate kitchen area offers ample workspace and storage, while a spacious utility room with access to the garden and a convenient downstairs WC.

Upstairs, the first floor offers three comfortable bedrooms, including a spacious main bedroom and two further well-proportioned rooms, ideal for children, guests or home working. The family bathroom is neatly fitted and serves all bedrooms via the central landing.

The rear garden is mainly laid to lawn, complemented by a patio area, and enjoys a private aspect backing onto greenery. A superb village home with great family space, modern living features, and a desirable location within reach of Evesham's amenities and transport links.





Key Features

- SEMI-DETACHED FAMILY HOME
- LOCATED IN OFFENHAM NEAR EVESHAM
- DRIVEWAY PARKING AND SINGLE GARAGE
- SPACIOUS LOUNGE TO FRONT
- KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM AND DOWNSTAIRS WC
- THREE WELL-PROPORTIONED BEDROOMS
- FAMILY BATHROOM OFF CENTRAL LANDING
- GARDEN BACKING ONTO GREENERY WITH PATIO AREA
- EPC = C

Guide Price
£375,000

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 C.

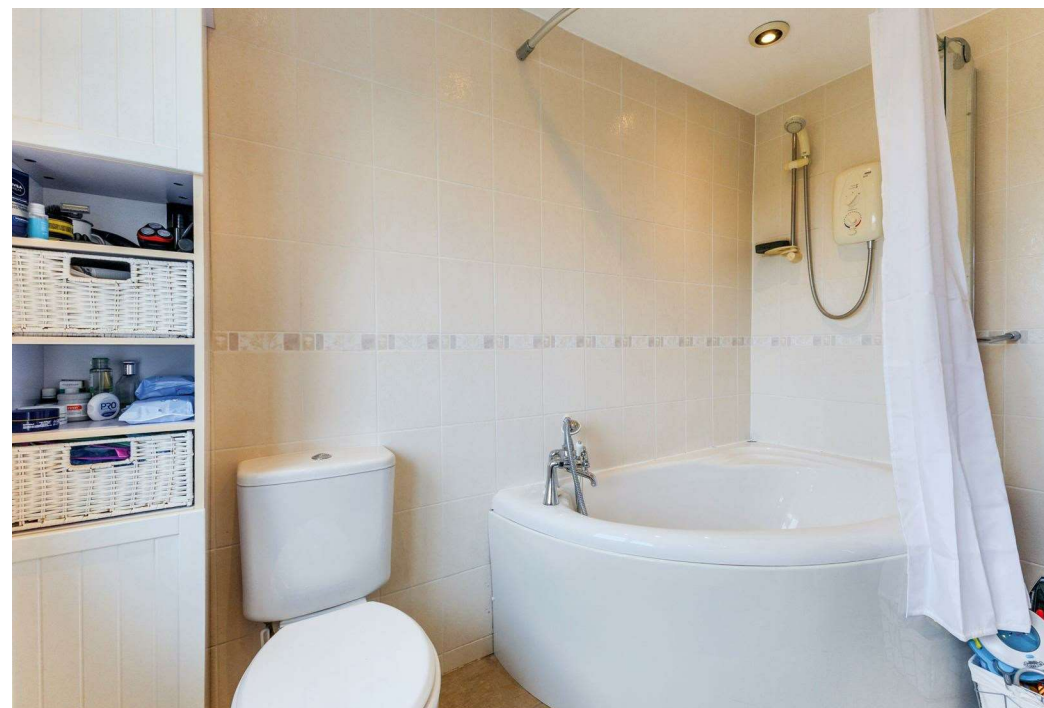
EPC Rating: C

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

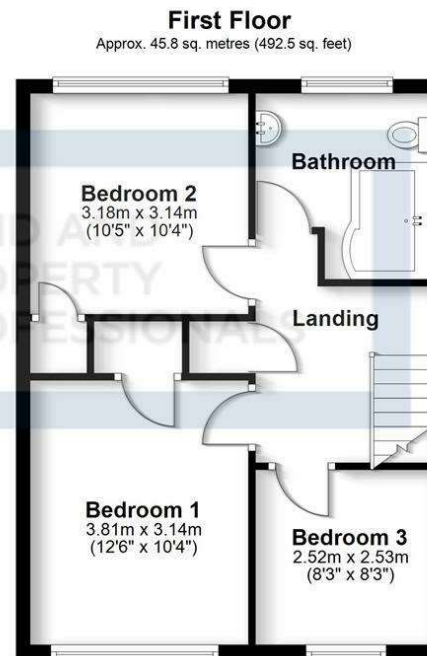
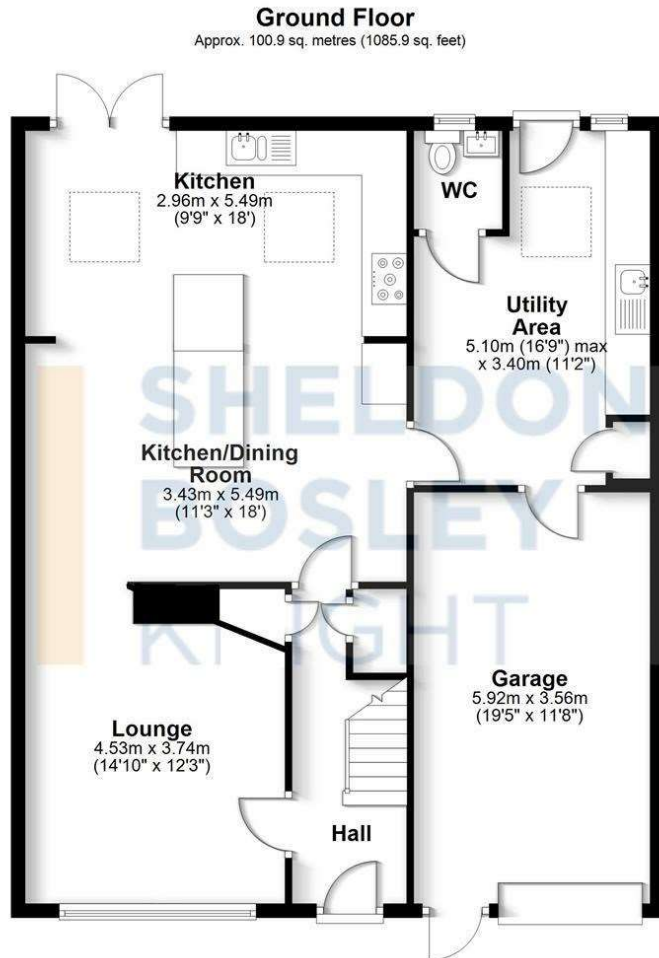


EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority
Wychavon District Council



Total area: approx. 146.6 sq. metres (1578.3 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.

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