



Newtown, Offenham, WR11 8RZ



# Property Description

This beautifully situated semi-detached home lies in a peaceful rural setting in Offenham, near the market town of Evesham.

Offered to the market chain free, the property occupies a plot approaching an acre, providing an excellent lifestyle opportunity for those seeking space, countryside views, and outdoor versatility.

The internal accommodation is set across two floors and includes three bedrooms, two bathrooms, a generous kitchen, separate living and garden rooms, and a practical layout for family living.

The garden is primarily laid to lawn with a pleasant sitting area and various outbuildings, including a garden room and two separate workshops, providing flexible spaces for hobbies or storage. Further down the garden, there is also a spacious (30" x 13") greenhouse and stables, ideal for those with equestrian interests or seeking a self-sufficient lifestyle, and a field with gated access.

There is ample parking at the front of the property, alongside a double garage equipped with power and lighting. This rare rural property blends peaceful countryside living with practical amenities and is located just a short drive from the conveniences of Evesham.







## Key Features

- SEMI-DETACHED RURAL HOME
- JUST UNDER ONE ACRE PLOT
- THREE BEDROOMS, TWO BATHROOMS
- MULTIPLE OUTBUILDINGS INCLUDING WORKSHOPS
- GREENHOUSE AND STABLES
- LAWNED GARDEN WITH SITTING AREA
- COUNTRYSIDE VIEWS
- DOUBLE GARAGE WITH POWER
- AMPLE FRONT PARKING AND CHAIN FREE
- 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 C.

EPC Rating: D

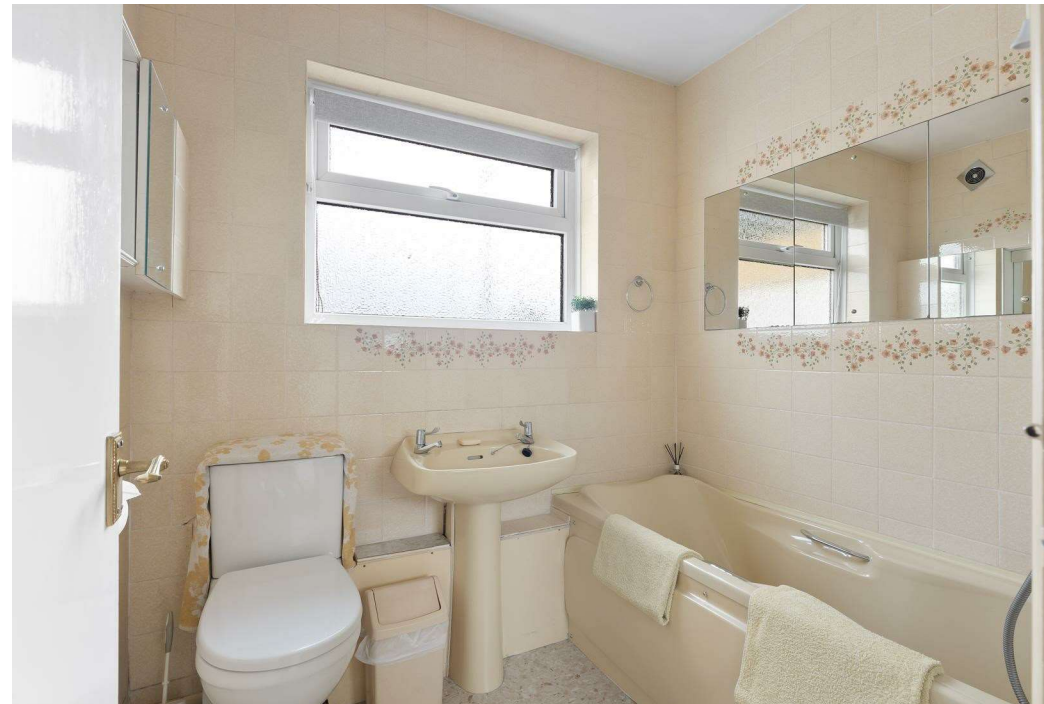
## Agents Note

(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.





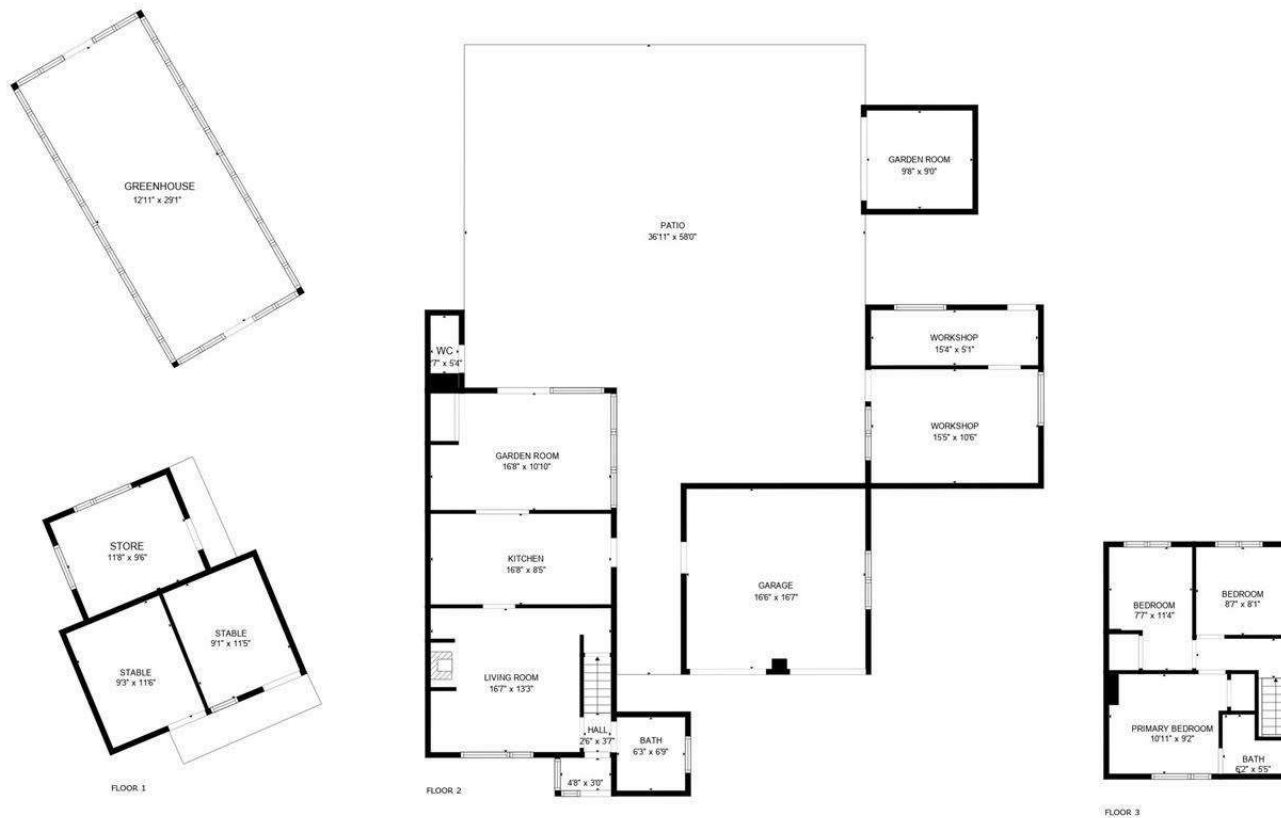








# Floorplan



**TOTAL: 1249 sq. ft**

BELOW GROUND: 0 sq. ft, FLOOR 2: 901 sq. ft, FLOOR 3: 348 sq. ft  
 EXCLUDED AREAS: STABLE: 329 sq. ft, " ": 69 sq. ft, GARAGE: 274 sq. ft,  
 WORKSHOP: 246 sq. ft, PATIO: 1470 sq. ft, LOW CEILING: 195 sq. ft

Measurements are calculated accurately but are not guaranteed.



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority  
 Wychavon District Council

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