



Boat Lane, Offenham, WR11 8RS

**SHELDON
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Property Description

A beautifully presented and spacious semi-detached cottage located in the charming village of Offenham, near Evesham. This delightful home blends character and comfort, offering versatile living space across two floors and a thoughtfully arranged layout ideal for family life.

The ground floor features a welcoming porch leading into a central hallway with access to a generous dual-aspect lounge that enjoys plenty of natural light and offers space for relaxing or entertaining. A well-fitted kitchen provides ample storage and preparation areas and is open to the adjoining dining room, which enjoys views over the garden through double doors. There is also the benefit of a separate utility room, and a ground floor cloakroom.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from a pleasant rear aspect and fitted wardrobes. Two further bedrooms, one double and one single, are serviced by a modern shower room with walk-in shower, wash hand basin and WC, all finished to a good standard.

Externally, the cottage benefits from a private rear garden with lawn and patio areas ideal for outdoor dining and relaxation. An extended-depth detached single garage sits to the side with lighting and power, and there is driveway parking in front of the garage with space for three vehicles. There is also a spacious garden room currently used as a bar and snug, but could be flexible for office space or other entertainment purposes.

The property enjoys a peaceful setting within this sought-after riverside village, offering easy access to Evesham town and the wider Worcestershire countryside, making it a perfect village retreat with modern comforts.





Key Features

- THREE BEDROOM SEMI-DETACHED COTTAGE
- LOCATED IN POPULAR VILLAGE OF OFFENHAM
- SPACIOUS DUAL-ASPECT LOUNGE
- FITTED KITCHEN AND DINING ROOM
- SEPARATE UTILITY ROOM AND DOWNSTAIRS WC
- MODERN SHOWER ROOM UPSTAIRS
- MATURE GARDEN WITH LAWN AND PATIO & DETACHED GARDEN ROOM WITH POWER AND LIGHTING
- EXTENDED-DEPTH DETACHED GARAGE WITH POWER AND LIGHTING
- DRIVEWAY PARKING TO THE SIDE
- EPC RATING = D

Guide Price
£435,000

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.

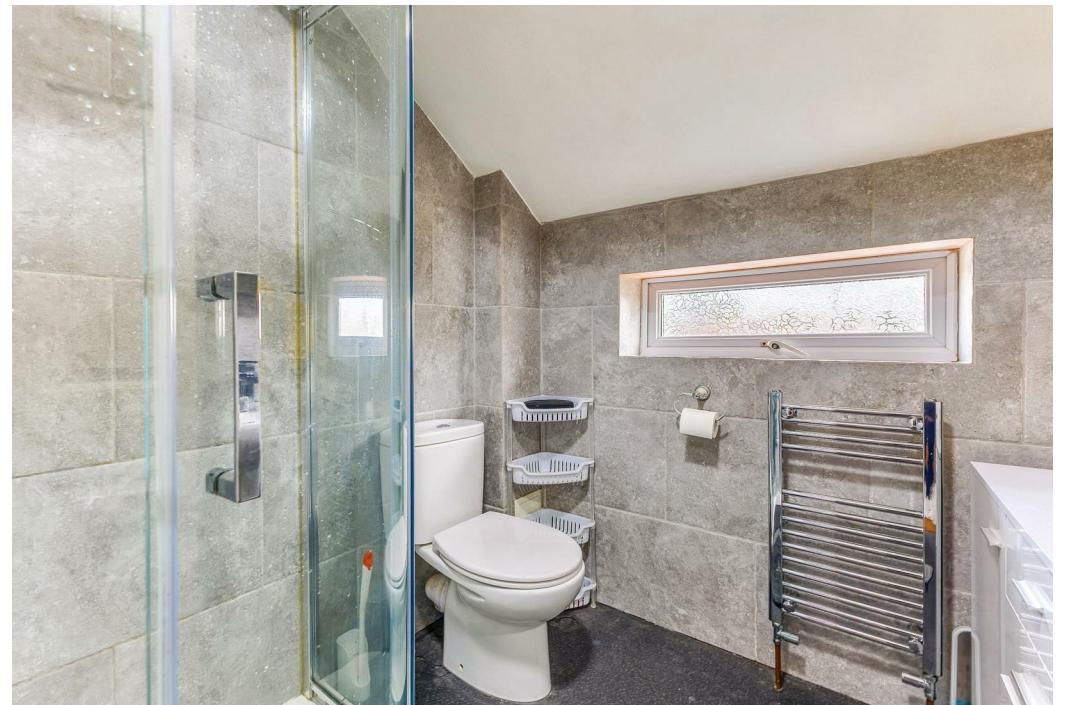
EPC Rating: D

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.

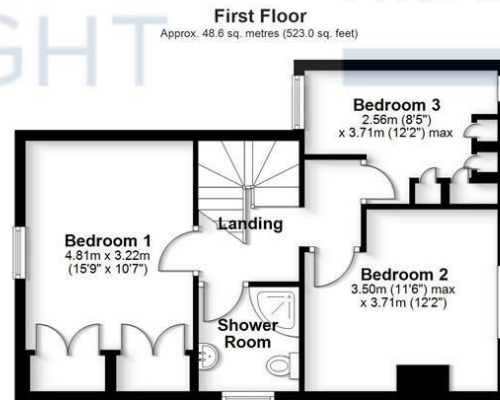
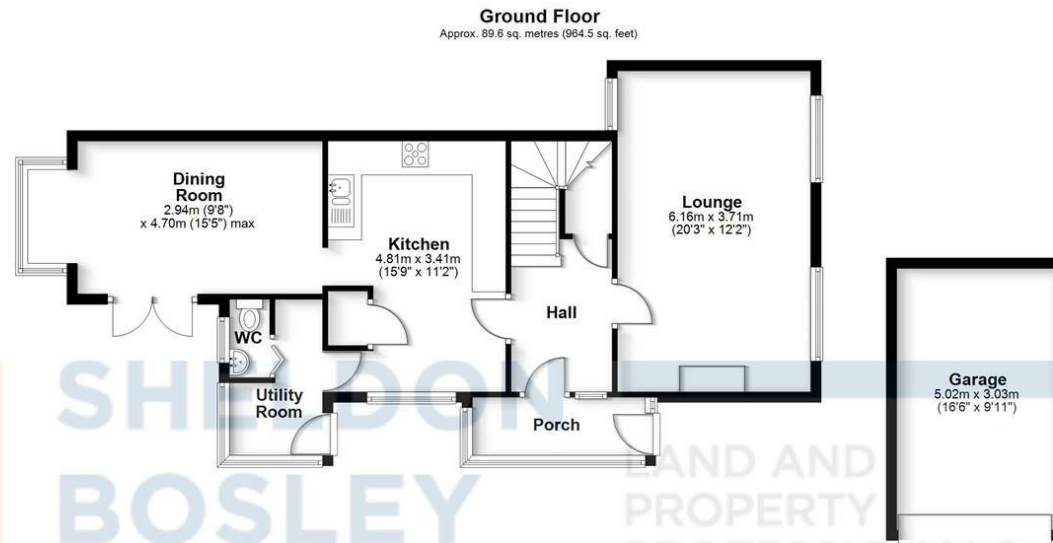
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 138.2 sq. metres (1487.4 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 - C

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