



Magnolia Cottage Longdon Court, Evesham, WR11 7RQ

Asking price £300,000

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CHRISTIAN
LEWIS
PROPERTY



ACTIVATE YOUR FREE...
CHRISTIAN LEWIS

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Magnolia Cottage Longdon Court

Evesham, WR11 7RQ

- Handsome red brick home, situated in a small exclusive development
- Stunning conservatory
- Immaculately presented
- Landscaped rear garden
- Cusp of the Cotswolds
- Three bedrooms along with two bathrooms
- Garage en bloc with further parking
- Rural living, wonderful views
- Must be viewed to appreciate the location on offer
- Move in ready

Magnolia Cottage is a attractive red brick home, situated in a rural development.

Nestled in Longdon Court, an exclusive development comprising just nine properties, Magnolia Cottage offers picturesque rural views and a well-maintained, immaculate interior. This charming home is perfect for those seeking a tranquil, countryside lifestyle.

Upon entering, you are greeted by a delightful kitchen that marries modern convenience with cottage-style charm. It features an integral oven, hob, and extractor, with additional space for appliances. The kitchen's 'butchers block' worktop and breakfast bar complement the traditional 'shaker' style units, creating a welcoming and functional space. Moving further inside, the expansive yet cosy living room provides a welcoming and sociable environment, with glazed doors that open into the conservatory. The conservatory, which overlooks the beautiful rear garden, is equipped with underfloor heating, making it a versatile space that can serve as a sunroom, home office, or studio.

The home features three thoughtfully designed bedrooms, each offering a comfortable retreat. The principal bedroom includes an en-suite shower room for added convenience. Bedrooms two and three enjoy scenic views of Longdon Court's rural backdrop and are versatile enough to serve as guest rooms or a home office.

The rear garden has been carefully redesigned for low maintenance while retaining raised beds with mature plantings to offer seasonal variety and colour. Additional parking and an en-bloc garage are conveniently located just a short distance from the property, providing ample storage and parking solutions.



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

Estate Charge - £500 PA

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

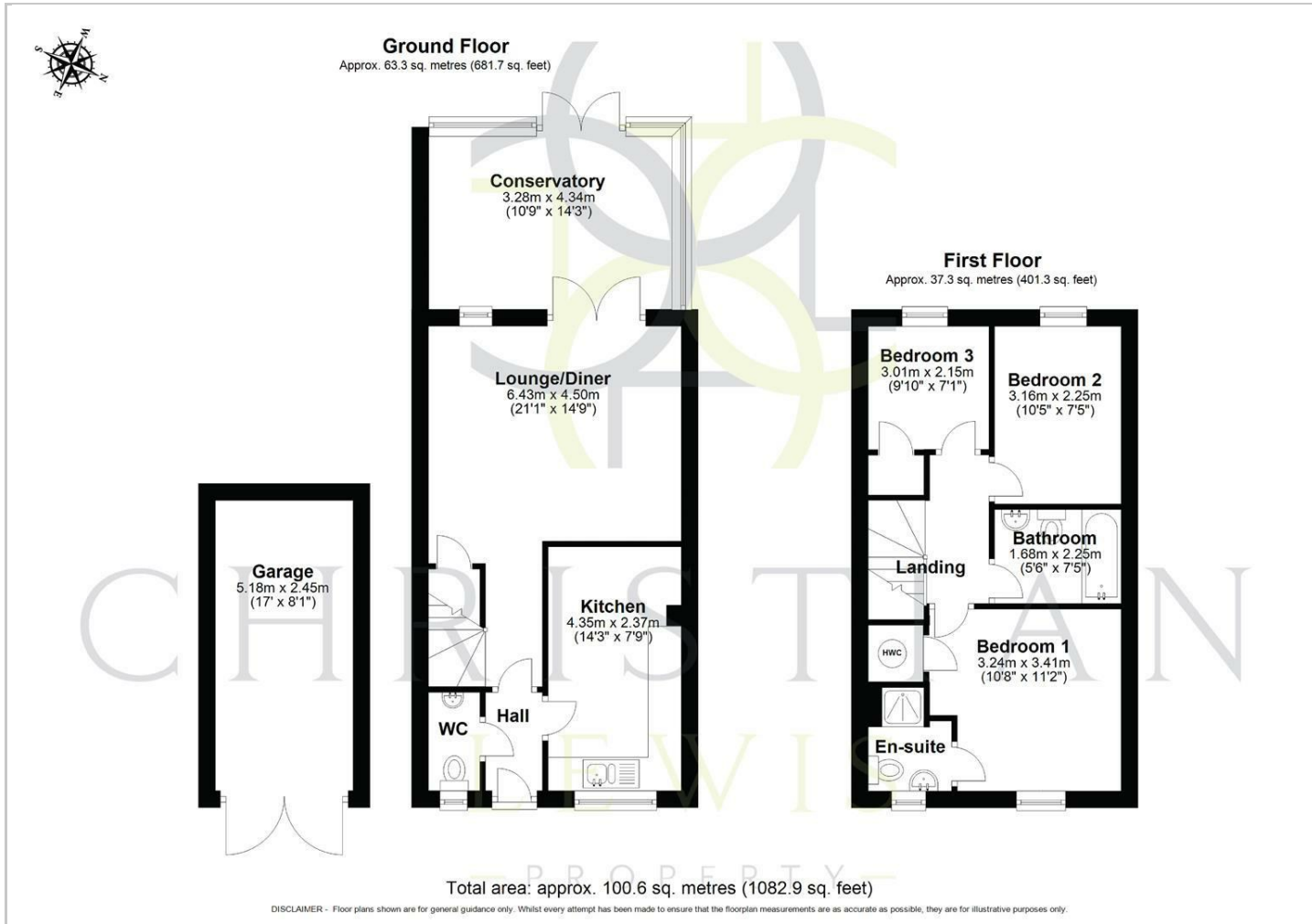




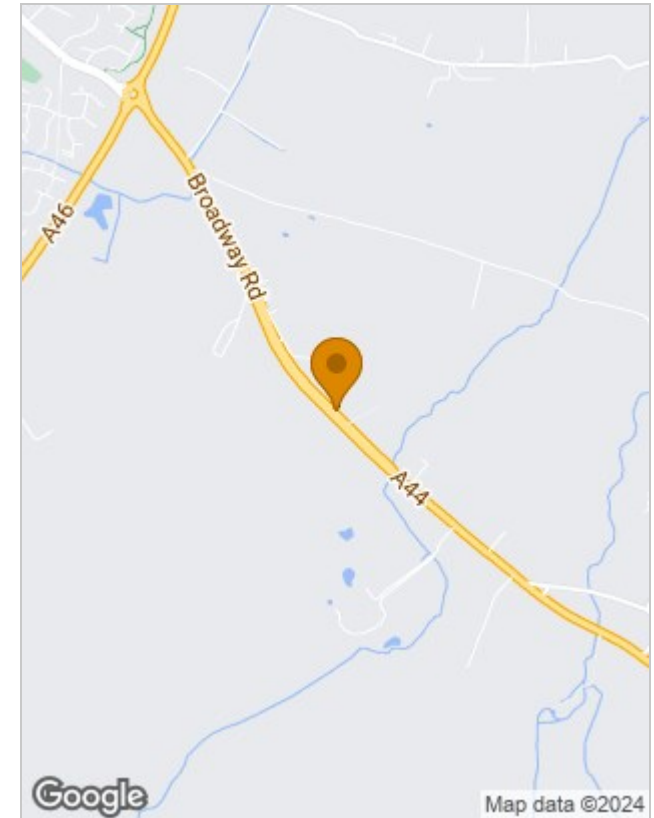


CHRISTIAN
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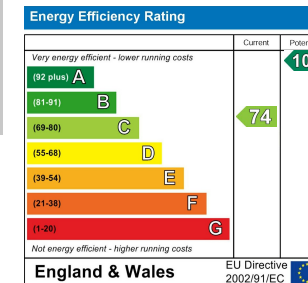
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.