



West End Cottage, 75 Main Street, Sedgeberrow, WR11 7UE

Asking price £895,000

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CHRISTIAN
LEWIS
—PROPERTY—



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West End Cottage, 75 Main Street

Sedgeberrow, WR11 7UE

- A renovated detached cottage in the heart of Sedgeberrow - Including a new roof for the whole cottage which has been insulated, rewired and replumbed
- It must be viewed to appreciate the size, quality and charm it has to offer
- Exposed beams, inglenook fireplaces and much more
- A stunning open plan kitchen/dining/living with bifold doors onto the gardens
- Over *3,000sqft*
- Tastefully renovated, extended and remodelled by the current owners
- A wonderful blend of old vs new
- Planning permission is granted for a two bay oak framed garage
- Four double bedrooms, three bathrooms
- Turn key ready home

A beautifully renovated cottage in the heart of Sedgeberrow.

West End Cottage has been thoughtfully extended and renovated by the current owners, seamlessly blending character features with modern living. Every detail has been meticulously attended to, restoring this charming cottage to its former glory. As you enter, you are greeted by a sense of space, quality, and charm.

Spanning over *3,050 sqft*, this substantial cottage offers extensive accommodation suitable for a variety of buyers, from discerning downsizers to families seeking the ultimate period home. Viewing in person is essential to fully appreciate the beauty and feel of this home. The property comprises of; porch, the most exquisite open plan kitchen/diner/living room with exposed beams and underfloor heating, natural stone flooring and inglenook fireplace, utility, living/diner room with another featured inglenook, snug and study.

Upstairs, you'll find four spacious bedrooms, two of which have en-suites, along with a family bathroom.

Outside, the property boasts a well-stocked, south facing private garden, a large driveway, and both side and front gardens. Additionally, planning permission has been granted to erect a two bay oak framed garage. Planning Reference - (20/02788/HP).



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 F

EPC Rating: D

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.







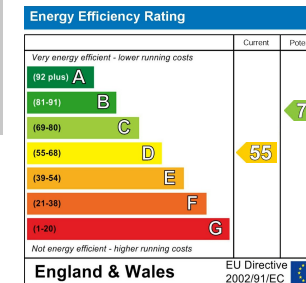
Floor Plans



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.