



Hillington Elmley Road, Evesham, Ashton-Under-Hill WR11 7SH

Offers over £500,000





Hillington Elmley Road

Ashton-Under-Hill

Evesham, WR11 7SH

- A characterful cottage bursting with original features and charm
- Parking plus garage
- Highly sought after village
- Three double bedrooms
- Wonderful private gardens
- Must be viewed to be appreciated

A COTTAGE BURSTING WITH CHARACTER AND CHARM IN ONE OF WORCESTERSHIRE'S MOST DESIRABLE VILLAGES

A spacious detached period home with superb mature gardens and a lovely outlook, ideally situated in the heart of this popular village. Much improved by the current owners, the property retains a wealth of character while offering generous and well-presented accommodation.

The ground floor features a large and welcoming entrance hall, leading to an impressive double-length family and dining room with an attractive inglenook fireplace housing a woodburner and French doors opening onto the garden. There is also a refitted kitchen with integrated appliances and Belfast sink, a separate sitting room with exposed stonework and timbers, built-in storage and a small conservatory.

Upstairs, the impressive 7m (24ft) principal bedroom enjoys views over the garden and features a freestanding bath and twin sinks. There are two further generous bedrooms and a refitted shower room with walk-in shower.

The beautifully mature and private rear garden is a particular feature, with a large lawn, extensive vegetable plots, seating terrace, greenhouse and a wide variety of established trees and plants.

A tandem driveway to the side provides ample off-road parking and leads to a garage with power and light.

An appealing period home combining character, generous accommodation and a wonderful garden, ideally located within the heart of this sought-after village.



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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E

EPC Rating E

Mains electricity, water and drainage are connected. Oil-fired central heating. EV Charging Point.

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available. Mobile signal available - see: checker.ofcom.org.uk

Affected by surface water flooding in 2007 and prevention works have since been completed. No flooding since. Yearly Chance of Flooding: Low. ([gov.uk](https://www.gov.uk))

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

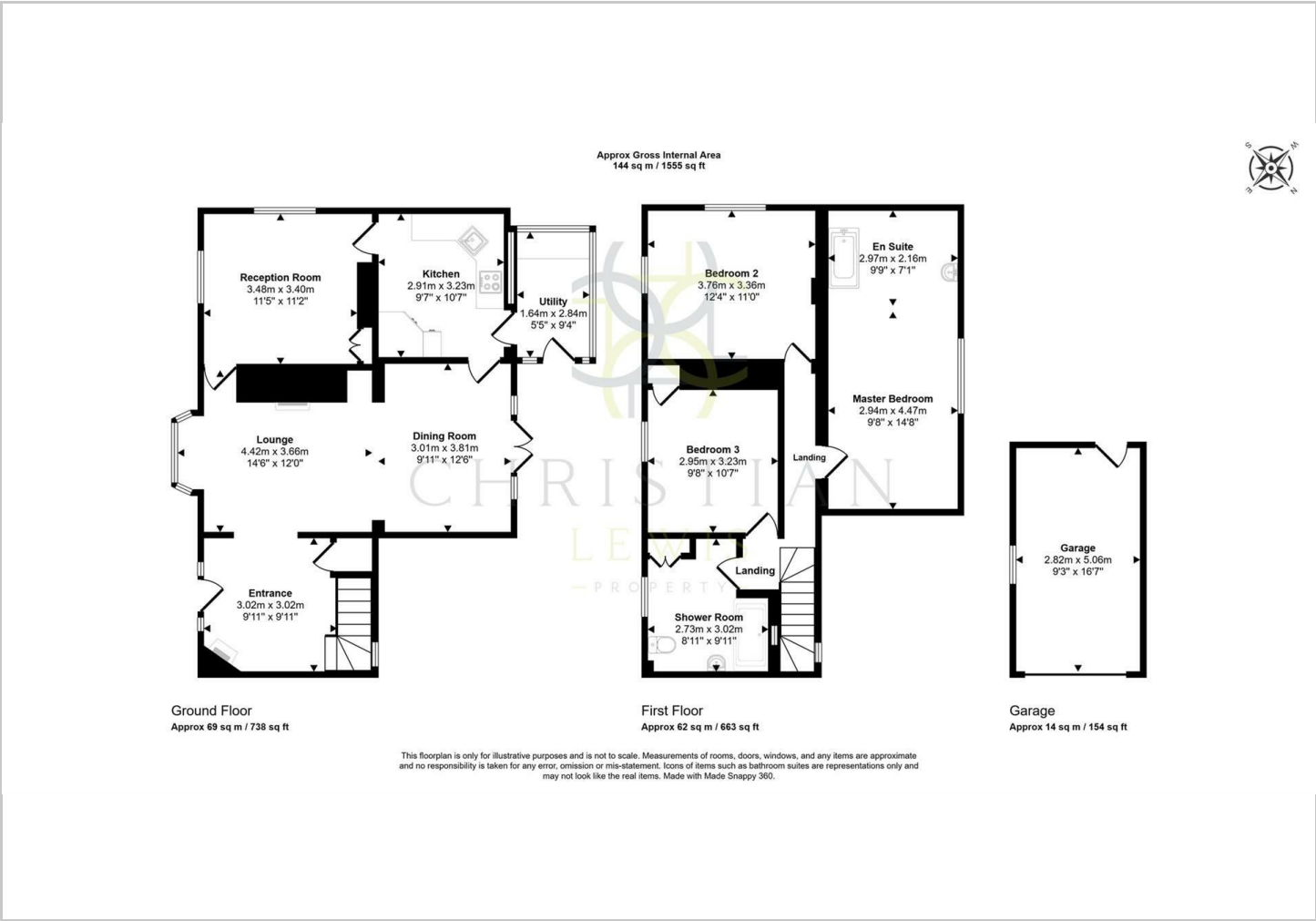
Disclaimer

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



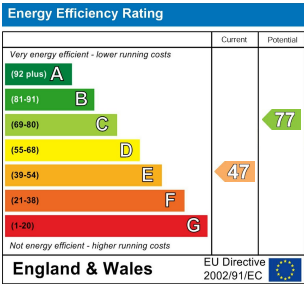
Location Map



Viewing

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

Energy Performance Graph



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.