

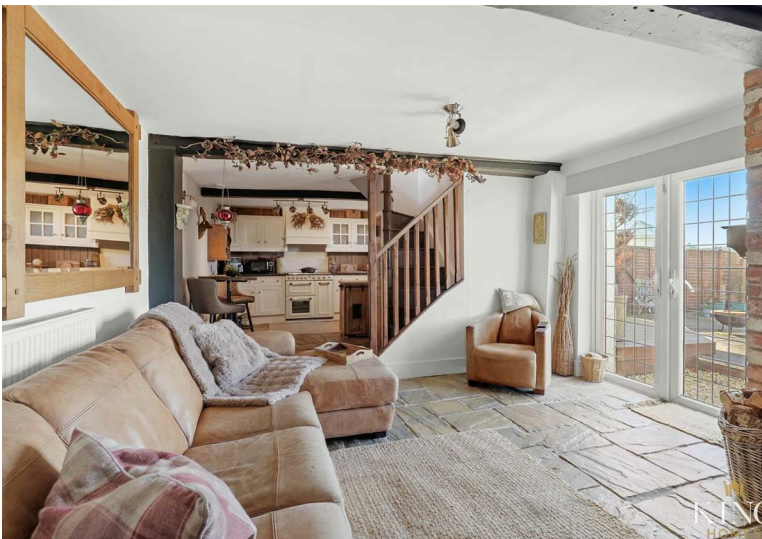


The Parks, Evesham, WR11 8JP

Guide price £450,000

  
**KING**  
HOMES

**\*\* Three Bedrooms each with En-suite \*\* Riverside Setting \*\* Charming Character Cottage \*\*** A charming riverside character cottage offering versatile three-storey accommodation, featuring a cosy living room with exposed brickwork and log burner, a spacious open-plan kitchen/dining area, and three well-proportioned bedrooms. The principal bedroom benefits from a unique feature staircase leading to a private second-floor en-suite, creating a luxurious and secluded retreat. Outside, the property enjoys a beautifully landscaped garden with stunning river views, along with ample driveway parking, making it an ideal home combining character, space, and an exceptional setting.



A beautifully presented character cottage set in a highly desirable riverside position, offering versatile accommodation arranged over three floors alongside stunning views and landscaped gardens.

The living room features exposed brickwork and a log burner, creating a warm and inviting focal point, while the open-plan kitchen and dining area to the rear forms the heart of the home, both enjoying stunning views across the river and providing a sociable space ideal for everyday living and entertaining. A convenient ground floor WC completes this level.

Due to the unique positioning of the property and the natural terrain, the first floor offers a unique, practical and versatile layout. The principal bedroom features double doors opening onto a side patio, allowing direct external access, and benefits from a feature staircase rising to the second floor, which forms a private extension of the suite with an impressive en-suite bathroom, creating a luxurious and secluded retreat. Bedrooms Two and Three are well-proportioned and benefit from stunning views out to the riverside and beyond, while two en-suite shower rooms add further convenience and comfort.

Externally, the property enjoys a beautifully landscaped rear garden designed to make the most of its exceptional riverside setting. A series of terraced seating areas and lawned sections provide ideal spaces for outdoor dining and relaxation, all overlooking the water and creating a peaceful, scenic backdrop.

The property also benefits from ample driveway parking.

Overall, this is a rare opportunity to acquire a charming and flexible home in a truly picturesque riverside location, perfectly suited to a range of buyers seeking both character, space, and an exceptional setting.

**Living Room** 13'6" x 13'10" (4.13m x 4.22m)

**Kitchen/Dining Room** 13'6" x 14'10" (4.13m x 4.53m)

#### **W.C**

**Bedroom 1** 17'5" x 12'0" (5.31m x 3.68m)

**En-suite** 17'5" x 12'0" (5.31m x 3.68m)

**Bedroom 2** 8'8" x 13'10" (2.65m x 4.24m)

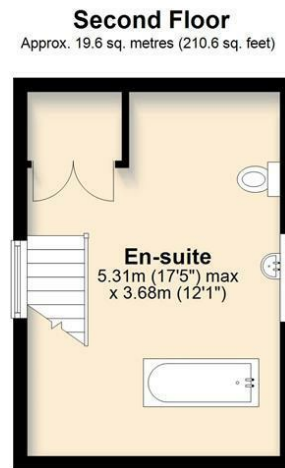
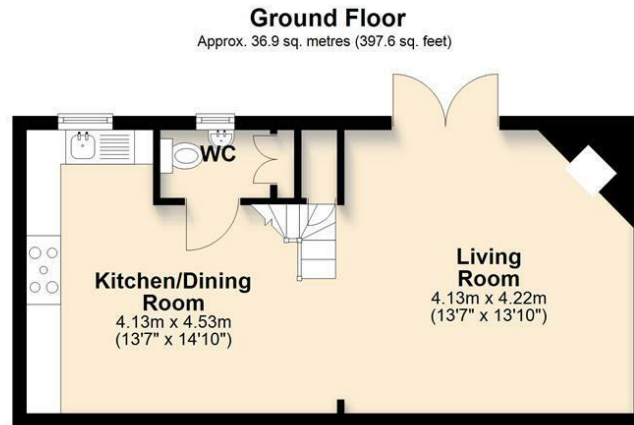
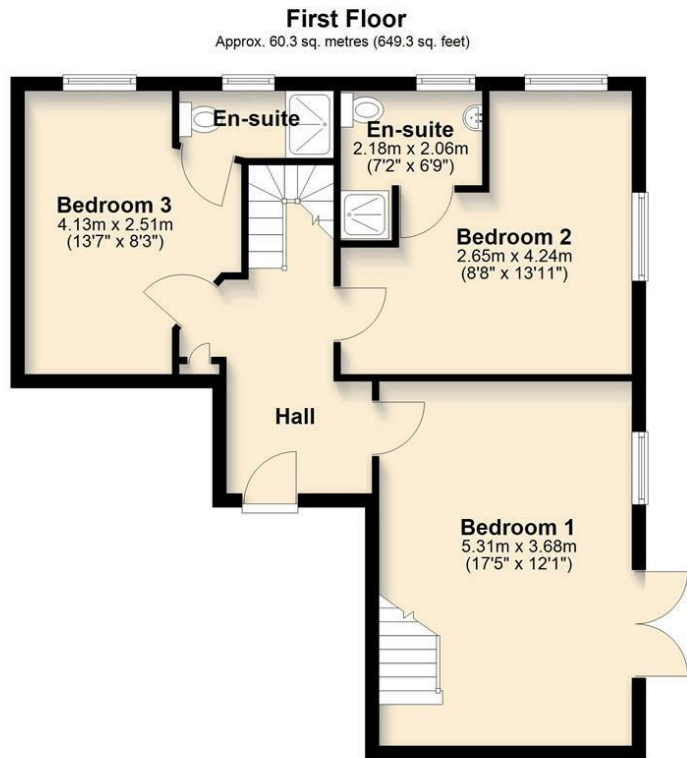
**En-suite** 7'1" x 6'9" (2.18m x 2.06m)

**Bedroom 3** 13'6" x 8'2" (4.13m x 2.51m)

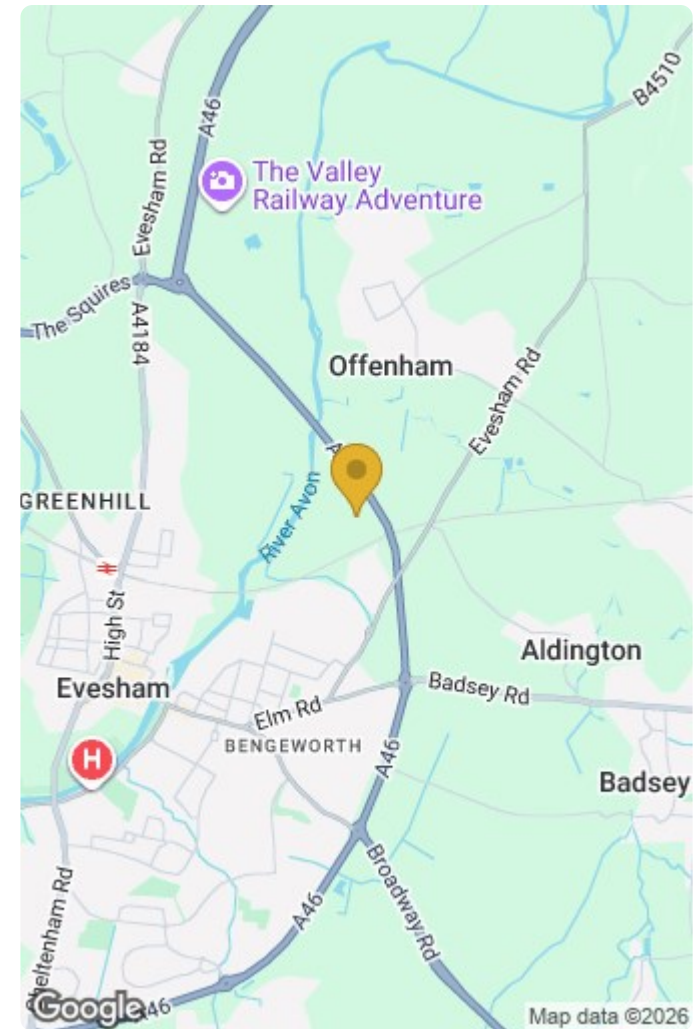
#### **En-suite**







Total area: approx. 116.8 sq. metres (1257.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100+</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	