



Corner Cottage Drinkwater Lane, Evesham, Bretforton WR11 7JQ

Offers over £350,000





Corner Cottage Drinkwater Lane

Bretforton
Evesham, WR11 7JQ

- Chain free
- Four sizeable bedrooms
- Courtyard garden
- Village location

FOUR DOUBLE BEDROOMS, BURSTING WITH CHARACTER

A generously proportioned period home, with origins dating back to the 17th century, set within the highly desirable village of Bretforton. This characterful property has been sympathetically extended and updated, successfully blending modern comforts with its historic appeal. The accommodation includes four bedrooms, off-road parking, a charming courtyard garden, gas central heating, partial triple glazing, and ample storage throughout.

Accessed via a timber pedestrian gate leading to a covered porch, the front door opens into a spacious entrance hall. From here, there is access to a ground floor shower room, a walk-in coat cupboard, and the principal living areas. The dual-aspect sitting room is a standout feature, boasting an impressive inglenook fireplace with an open fire, while a separate dining room or study provides versatile additional space.

The well-appointed kitchen diner offers a range of coordinated wall and base units with integrated appliances, and double doors open into a practical lean-to area. This space incorporates a large storage cupboard housing the boiler, along with a utility area complete with plumbing for a washing machine and a Belfast sink.

Upstairs, the first-floor landing leads to four well-sized bedrooms and a family bathroom.

Externally, the property enjoys secure gated off-road parking and a private, sun-filled courtyard garden enclosed by walls and fencing—ideal for outdoor dining and relaxation. This distinctive home presents an excellent opportunity to acquire a blend of period charm and contemporary living in a sought-after village setting.



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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon

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

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.

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.





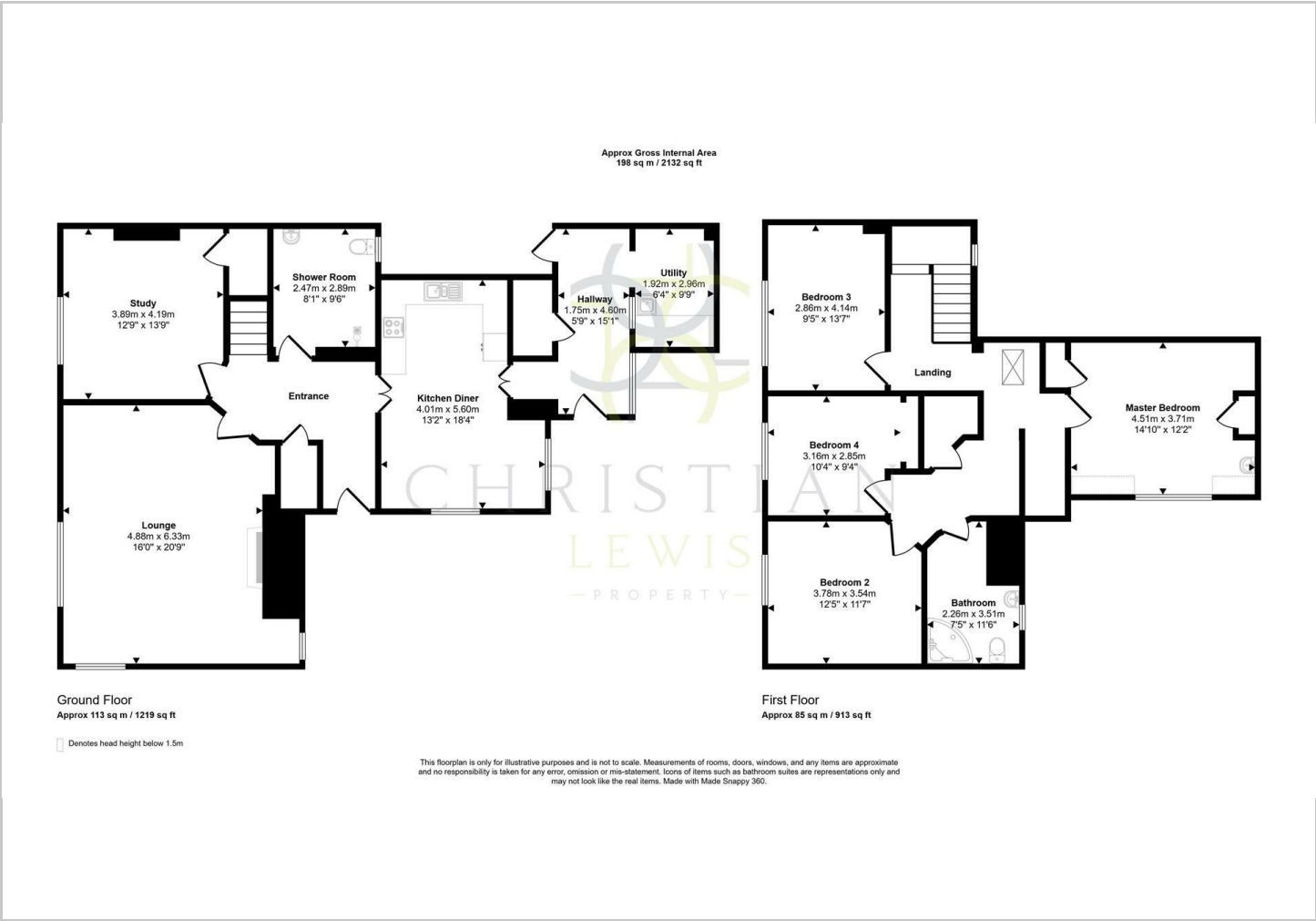
IF YOU WANT THE BEST
SEAT IN THE HOUSE
MOVE THE DOG



SOUTHERN



Floor Plans



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.

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Location Map



Energy Performance Graph

