



Ding Cottage Elmley Road, Evesham, Ashton-Under-Hill WR11 7SH

Offers in excess of £800,000





Ding Cottage Elmley Road

Ashton-Under-Hill

Evesham, WR11 7SH

- A modern, detached home with the most stunning backdrop in one of Worcestershire's most desirable village
- Two driveways providing ample parking and secure gated parking
- Energy efficient but with some high quality fixtures and fittings
- Three double bedrooms in the main house with two bathrooms plus a one bedroom detached annexe
- In excess of 2,400qft
- It must be viewed in person to fully appreciate the spec and location

AN INDIVIDUALLY BUILT DETACHED HOME OFFERING ANNEXE POTENTIAL ALSO BENEFITTING FROM STUNNING BACKDROP ONTO BREDON HILL

Occupying a wonderful position with breath-taking views towards Bredon Hill, Ding Cottage is a beautifully crafted detached home, individually built by the current owners less than ten years ago. Extending to over 2,400 sq. ft. of versatile accommodation, this exceptional property combines modern family living with flexible ancillary space, making it ideal for multi-generational living, working from home, guest accommodation, or potential Airbnb income.

The accommodation comprises an entrance porch, a spacious kitchen/dining room with central island, a comfortable lounge with feature fireplace, utility room, and cloakroom. Upstairs are three generous double bedrooms and a family bathroom. The impressive principal bedroom features vaulted ceilings with exposed oak beams, an en-suite shower room, and a private balcony perfectly positioned to take in the stunning views.

A significant advantage of the property is the former double garage, which has been expertly converted into a self-contained one-bedroom annexe. Offering excellent flexibility, this space could serve as independent accommodation for a relative, a home office or studio, or provide a valuable income stream as a holiday let or Airbnb, subject to any necessary consents.

Externally, the property continues to impress. There is ample off-road parking provided by two separate driveways, one of which is gated, offering additional security for vehicles, caravans, or trailers. The beautifully landscaped rear garden has been thoughtfully designed to maximise enjoyment of its picturesque setting, featuring a charming garden bar, seating and entertaining areas, well-stocked borders, a variety of mature shrubs, and an array of fruit trees.

Combining a beautiful setting, flexible accommodation, and modern construction, Ding Cottage offers a rare opportunity to acquire a distinctive home.

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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 G
EPC Rating C

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.

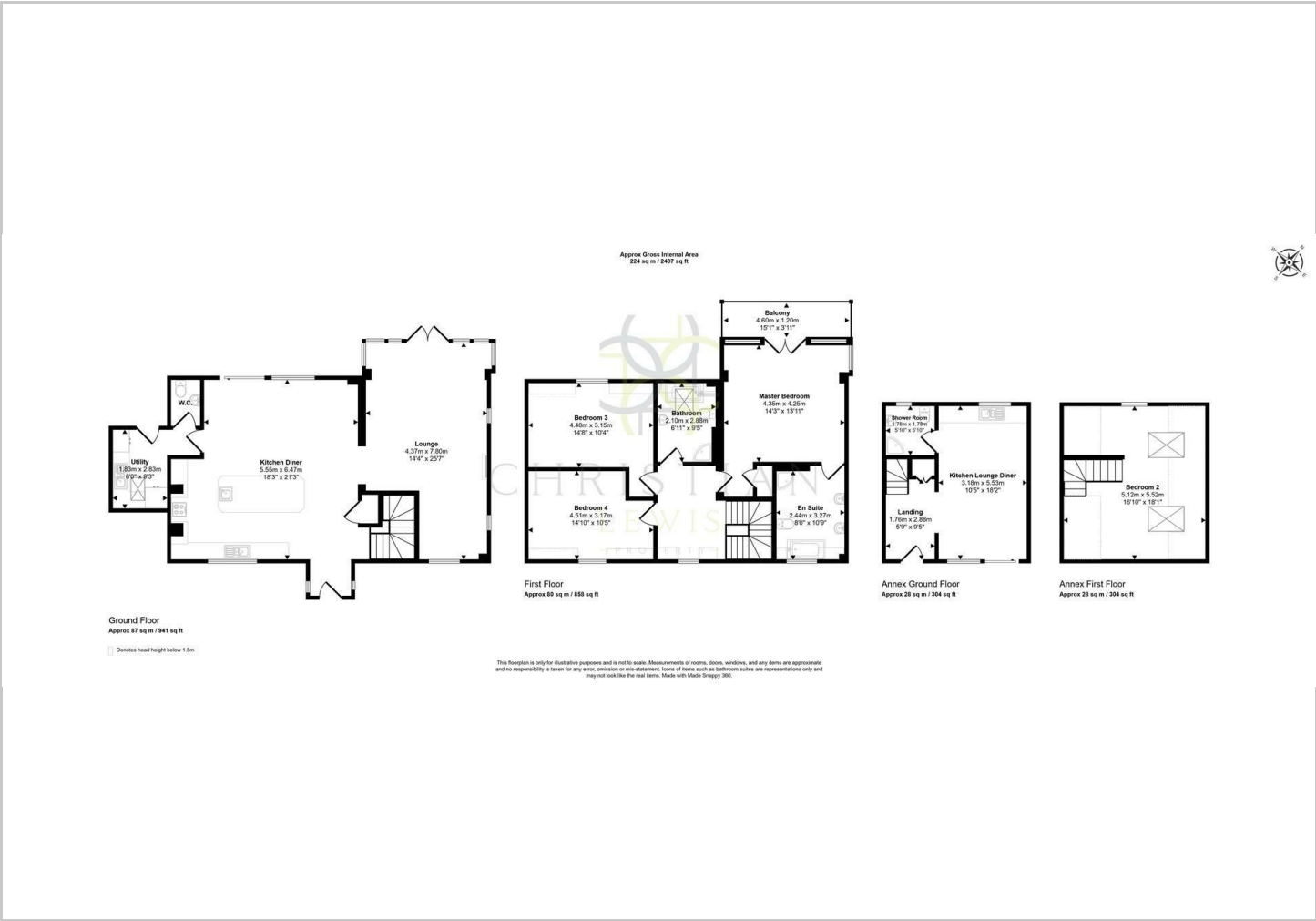
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







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

