



## Oak House The Green, Rous Lench

Offers in Region of **£440,000**

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS



## Oak House The Green

Rous Lench, Evesham

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- GRADE II LISTED CHARACTER PROPERTY
- IDYLIC VILLAGE LOCATION IN ROUS LENCH
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS / SHOWER ROOMS
- WEALTH OF PERIOD FEATURES INCLUDING EXPOSED BEAMS
- FEATURE FIREPLACES AND LOG BURNER
- FLEXIBLE LAYOUT INCLUDING GROUND FLOOR BEDROOM
- ATTRACTIVE FRONT GARDEN
- EARLY VIEWING ADVISED







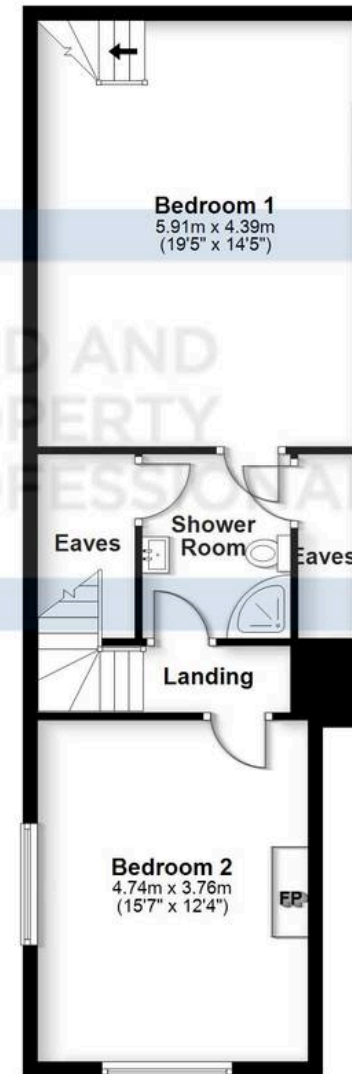
### Ground Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



### First Floor

Approx. 60.3 sq. metres (649.2 sq. feet)



Total area: approx. 131.7 sq. metres (1418.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.