



**Wilcot  
Main Street  
Cleeve Prior  
Nr. Evesham  
WR11 8LD**

**Offers In Excess Of £380,000**

Nestled within the highly sought-after and picturesque village of Cleeve Prior, this delightful three-bedroom mid-terrace cottage offers character, generous living accommodation, and a beautifully established rear garden with excellent parking potential.

The property is approached via a pathway through a charming, well-stocked cottage-style front garden, leading to an entrance porch and welcoming dining hall. An archway opens into the kitchen, fitted with a range of wall and base units, stainless steel sink, quarry tiled flooring, and a pleasant outlook over the rear garden.

The bright garden room enjoys views of the garden and provides direct access outside. Adjoining this space is a useful utility/WC with wash hand basin and plumbing for a washing machine.

The spacious dual-aspect living room is a particular highlight, featuring a bay window overlooking the front garden, a central fireplace with multi-fuel burner, rear garden views, understairs storage cupboard, and stairs rising to the first floor.

Upstairs, the property offers three well-proportioned double bedrooms. Bedrooms one and two overlook the front elevation, with the principal bedroom benefiting from fitted a wardrobe, whilst bedroom three enjoys views across the rear garden. The generous family bathroom comprises a bath with electric shower over, vanity wash basin, WC, airing cupboard housing the Worcester Bosch combination boiler, and a rear-facing window.

Externally, the property boasts a truly exceptional mature rear garden, thoughtfully planted with an abundance of flowers, shrubs, and established borders. A large patio area provides an ideal space for outdoor entertaining and features a brick-built water feature. A further secluded patio area provides ideal space for entertaining or home office. This leads to the parking area, accessed by right of way over the neighbours driveway.



Located in the heart of this attractive Worcestershire village, Cleeve Prior offers a thriving community, village inn, parish church, and excellent access to nearby Evesham, Stratford-upon-Avon, and the Cotswolds.

**Reception Dining Room**

11'10" x 12'0" (3.62m x 3.66m)

**Kitchen**

7'9" x 11'10" (2.37m x 3.63m)

**WC/Utility**

6'11" x 3'5" (2.12m x 1.06m)

**Conservatory**

6'11" x 9'1" (2.12m x 2.77m)

**Living Room**

20'3" x 11'10" (6.18m x 3.61m)

**First Floor**

**Bedroom One**

9'11" x 11'10" (3.03m x 3.61m)

**Bedroom Two**

9'11" x 11'10" (3.03m x 3.62m)

**Bedroom Three**

9'11" x 8'5" (3.04m x 2.57m)

**Family Bathroom**

9'10" x 8'7" (3.02m x 2.64m)

**Additional Information**

**Services:**

Mains gas, electricity, water and drainage are connected to the property.

**Broadband and Mobile:**

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>  
Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Variable outdoor  
O2 - Variable outdoor  
Three - Variable outdoor  
Vodafone - Variable outdoor

**Council Tax:**

Wychavon District Council - Band D

**Tenure:** The property is freehold with vacant possession given on completion of sale.

**Flood Risk:**

Rivers and the sea

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2036 and 2069- Very Low

Surface water

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2040 and 2060 - Very Low

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

**Fixtures and Fittings:**

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

**Viewing**

Strictly by prior appointment through John Earle on 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

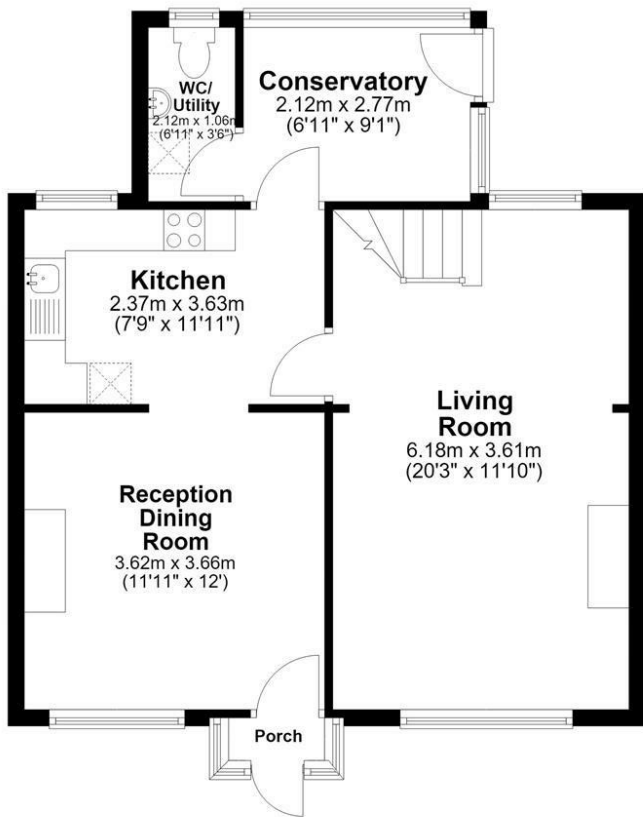
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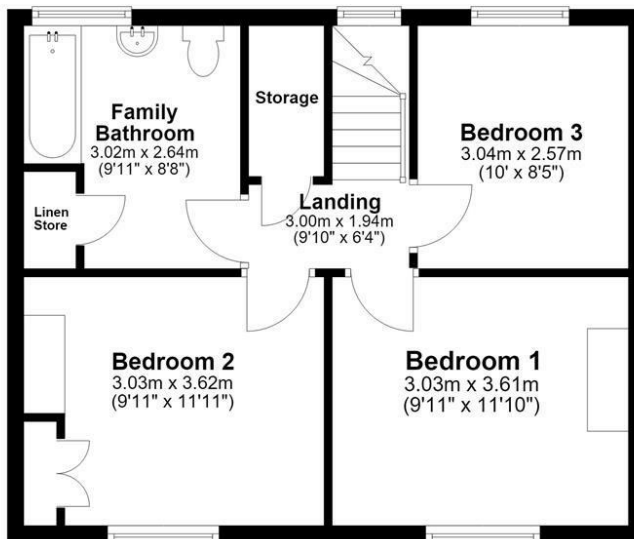
### Ground Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 99.7 sq. metres (1073.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(11-55) D			
(1-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

