



The Willows Three Cocks Lane, Evesham, Offenham WR11 8RY

Guide price £750,000





The Willows Three Cocks Lane

Offenham

Evesham, WR11 8RY

- A fabulous renovated family home
- Four beds, three bath
- Pristine condition throughout
- Underfloor heating throughout the ground floor
- Non estate position with ample parking, double garage and detached studio
- In the heart of the village
- Stunning kitchen/dining/living

A SUPERBLY REFURBISHED FAMILY HOME WITH DOUBLE GARAGE AND DETACHED STUDIO

The Willows is an impressive and beautifully refurbished family home, extending to approximately 2,600 sqft and occupying a desirable non-estate position in the highly sought-after village of Offenham.

Having been thoughtfully transformed by the current owners, the property is presented in pristine, show-home condition throughout and offers a superb combination of contemporary style, generous proportions and versatile family living.

A particular highlight is the exceptional open-plan kitchen/dining/family room, which forms the true heart of the home. Stylishly appointed and designed with modern family life in mind, this impressive space provides an ideal setting for both everyday living and entertaining, with excellent views and access to the garden.

Further ground-floor accommodation includes a welcoming entrance hallway, a separate sitting room, a useful utility room and a convenient cloakroom.

Upstairs, there are four well-proportioned bedrooms, two of which benefit from their own en-suite shower rooms, alongside a stylish family bathroom. The accommodation provides excellent flexibility for a growing family, visiting guests or those requiring dedicated home-working space.

Outside, the property continues to impress, with a substantial driveway providing ample off-road parking and access to a detached double garage. The well-stocked rear garden offers a private and attractive outdoor space, ideal for relaxing, entertaining and family enjoyment.



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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 F
EPC Rating D

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 £60 (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.

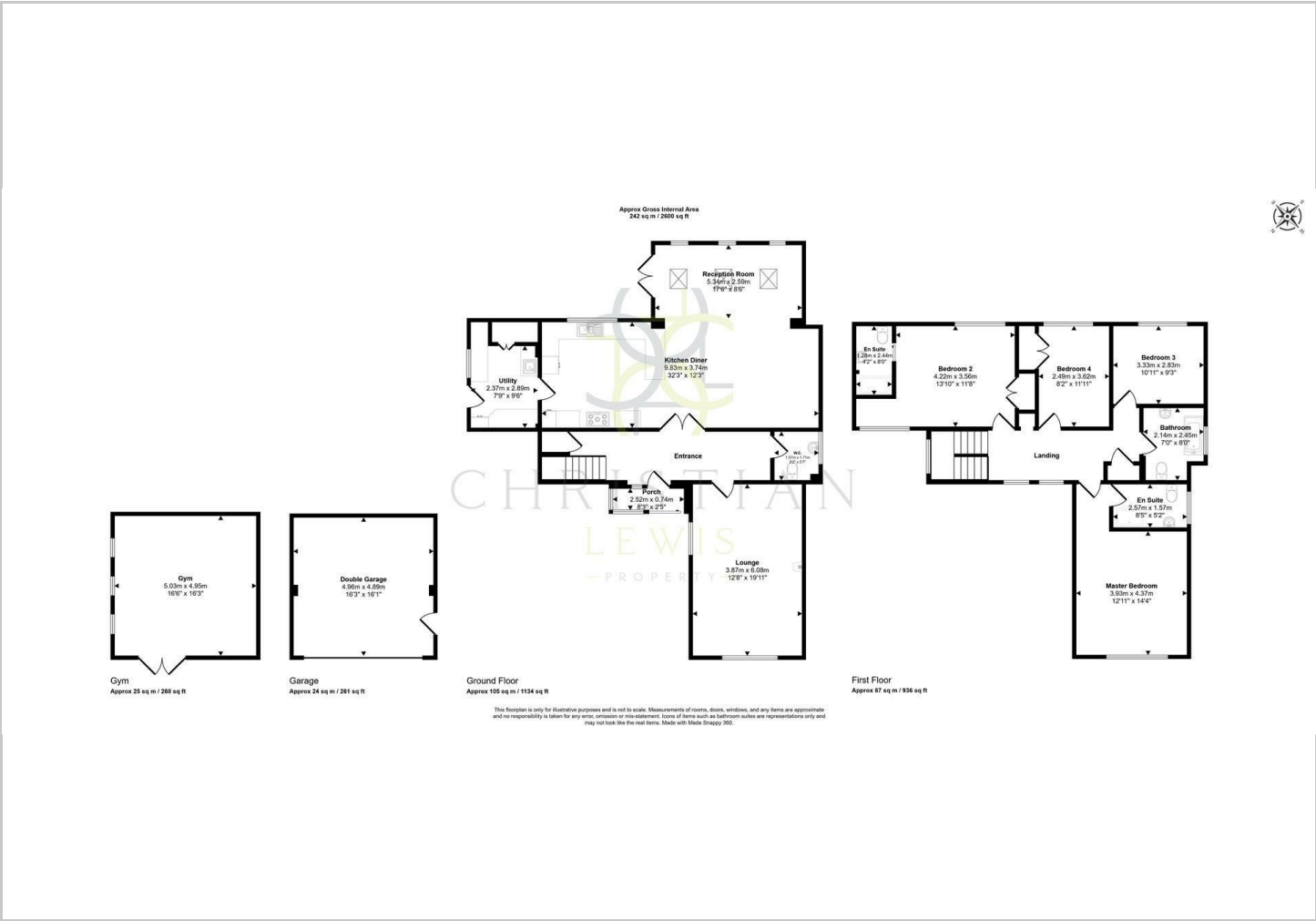
Disclaimer

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.





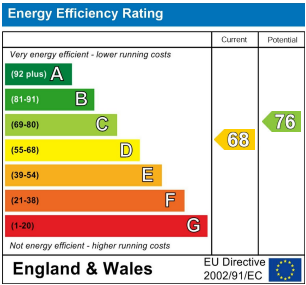
Floor Plans



Location Map



Energy Performance Graph



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.