

Rachels Cottage 12 Hinton Road, Evesham, Hinton-On-The-Green WR11 2QT

Offers in the region of £475,000

3 1 2 E

CHRISTIAN LEWIS PROPERTY


TEA
COFFEE

Rachels Cottage 12 Hinton Road

Hinton-On-The-Green
Evesham, WR11 2QT

- A beautiful, renovated period cottage in a rural position with glorious views
- Period features
- Spacious plot with ample parking
- Must be viewed to appreciate the level of work carried out
- Retained all the original features
- High level of workmanship
- Large utility which is fully fitted
- Detached single garage/workshop
- Rural living at its very best
- Three spacious bedrooms

A beautifully renovated rural home situated on a generous plot with stunning countryside views.

Rachel's Cottage has been lovingly restored by the current owner, showcasing an exceptional standard of finish that highlights the care, dedication, and time invested in reviving this charming red brick property.

Located in a rural setting, this cottage is perfect for those seeking an escape from the hustle and bustle of city life. The property features a large garden, mostly laid to lawn, ample parking, and a detached garage/workshop situated in the corner of the plot. Upon entering, you'll immediately sense the meticulous renovation, with the home being 'turn-key' ready for its new owner.

The property includes: a hall, a living room with a feature log burner, a beautifully fitted kitchen/diner, a utility room, and a shower room. Upstairs, there are three spacious bedrooms, with the master bedroom benefitting from fitted wardrobes.

In summary, if you're seeking a rural cottage with spacious gardens, lovely views, and no need for additional work, this property should be at the top of your list.





Offers in the region of £475,000



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.

Additional Information

Tenure: We understand that the property is for sale Freehold.
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band D
EPC Rating: E

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.


AGA


BUTTER



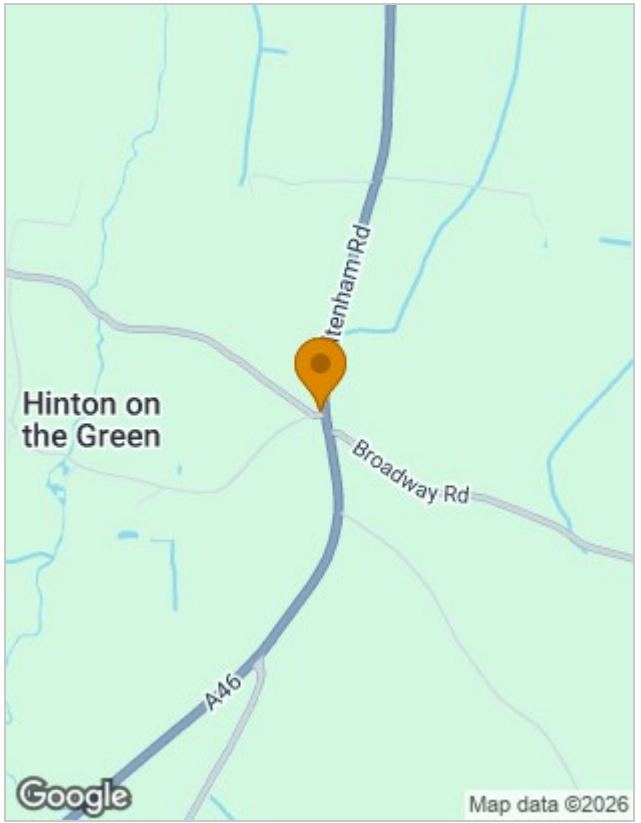

BREAD


le petit vingtième
8x2"
FARMHOUSE FARE

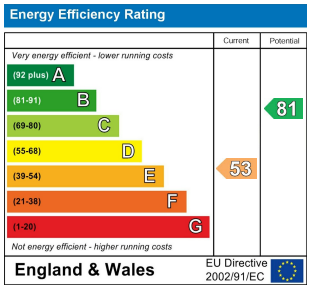
Floor Plans



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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk