



69 Main Street, Evesham, WR11 7JH

Offers in excess of £375,000





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- Superb potential and scope to make your own and put your own stamp on the property
- Well stocked beautiful gardens
- Scope to reconfigure downstairs (STPP)
- A truly unique and special location
- Two bedrooms
- Full of character and charm

A SWEET CHARACTERFUL COTTAGE WITH THE MOST WONDERFUL ASPECT/POSITION OVERLOOKING THE GROUNDS OF ST LEONARD'S CHURCH

We are delighted to present this truly unique, characterful, and charming cottage, ideally situated in the heart of the sought-after village of Bretforton. Brimming with history, warmth, and original charm, this delightful home offers a rare opportunity for buyers seeking a property with genuine personality, timeless appeal, and exciting scope to create a wonderful long-term home. Lovingly cared for by the current owners for many years, the property has been beautifully maintained while still offering superb potential for a new owner to modernise or personalise to their own taste and style. A viewing is highly recommended to fully appreciate the atmosphere, charm, and possibilities this special cottage has to offer.

The accommodation is both versatile and inviting, comprising a cosy lounge full of character, a separate dining room ideal for entertaining, an additional reception room that could be utilised as a snug, home office, or hobby room, and a fitted kitchen overlooking the garden. Upstairs, the property continues to impress with two generously sized double bedrooms and a family bathroom.

Externally, the cottage enjoys a beautifully established and well-stocked walled garden, offering a high degree of privacy and creating a peaceful outdoor retreat filled with mature planting and seasonal colour. Further benefits include the property being offered to the market with no onward chain, making for a potentially smoother and quicker purchase.



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 D

EPC Rating D

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.



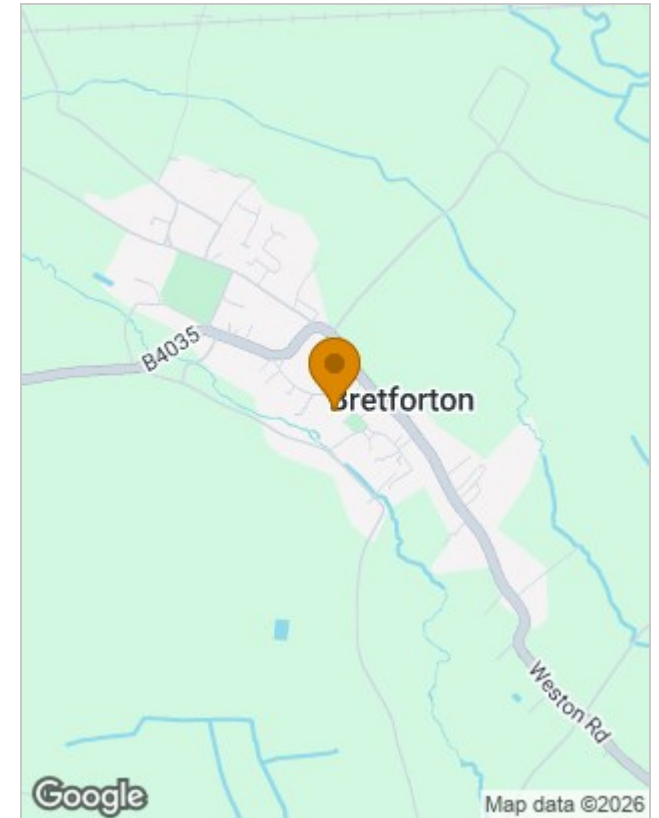




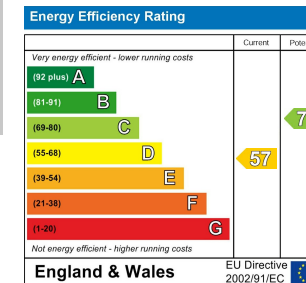
Floor Plans



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.