Old Fox Cottage, 70 Main Street, Bretforton, WR11 7JJ

Offers over £425,000

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CHRISTIAN LEWIS PROPERTY

HOME
SWEET
HOME

Old Fox Cottage, 70 Main Street

Bretforton, WR11 7JJ

- Characterful thatched cottage
- In the heart of Bretforton
- Could be purchased as a holiday let and an on going concern or make a beautiful home
- Grade II listed
- Available fully furnished
- Two bedrooms
- Bursting with character, charm and wonderful features
- Turn key condition
- Must be viewed to be appreciated
- Characterful 18th Century thatched cottage

Old Fox Cottage is a charming, picture-perfect thatched cottage nestled in the heart of the sought-after village of Bretforton.

Having been successfully operated as a holiday let for many years, the property offers an excellent opportunity to continue as a thriving business and can be sold as a going concern, or alternatively become a delightful owner-occupied home, with no restrictions.

Bursting with character and ideally positioned on the edge of the Cotswolds, this unique cottage is sure to appeal to those seeking a home with charm, history and lifestyle appeal.

The accommodation comprises an entrance hallway, a cosy sitting room featuring a stunning inglenook fireplace, a well-appointed kitchen, conservatory, utility room and family bathroom. Upstairs, there are two comfortable bedrooms.

Outside, the property enjoys a secluded rear garden with a seating area, providing the perfect space to relax or entertain. Further benefits include the advantage of being offered to the market with no onward chain.

Offers over £425,000

Additional Information

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

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.

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.

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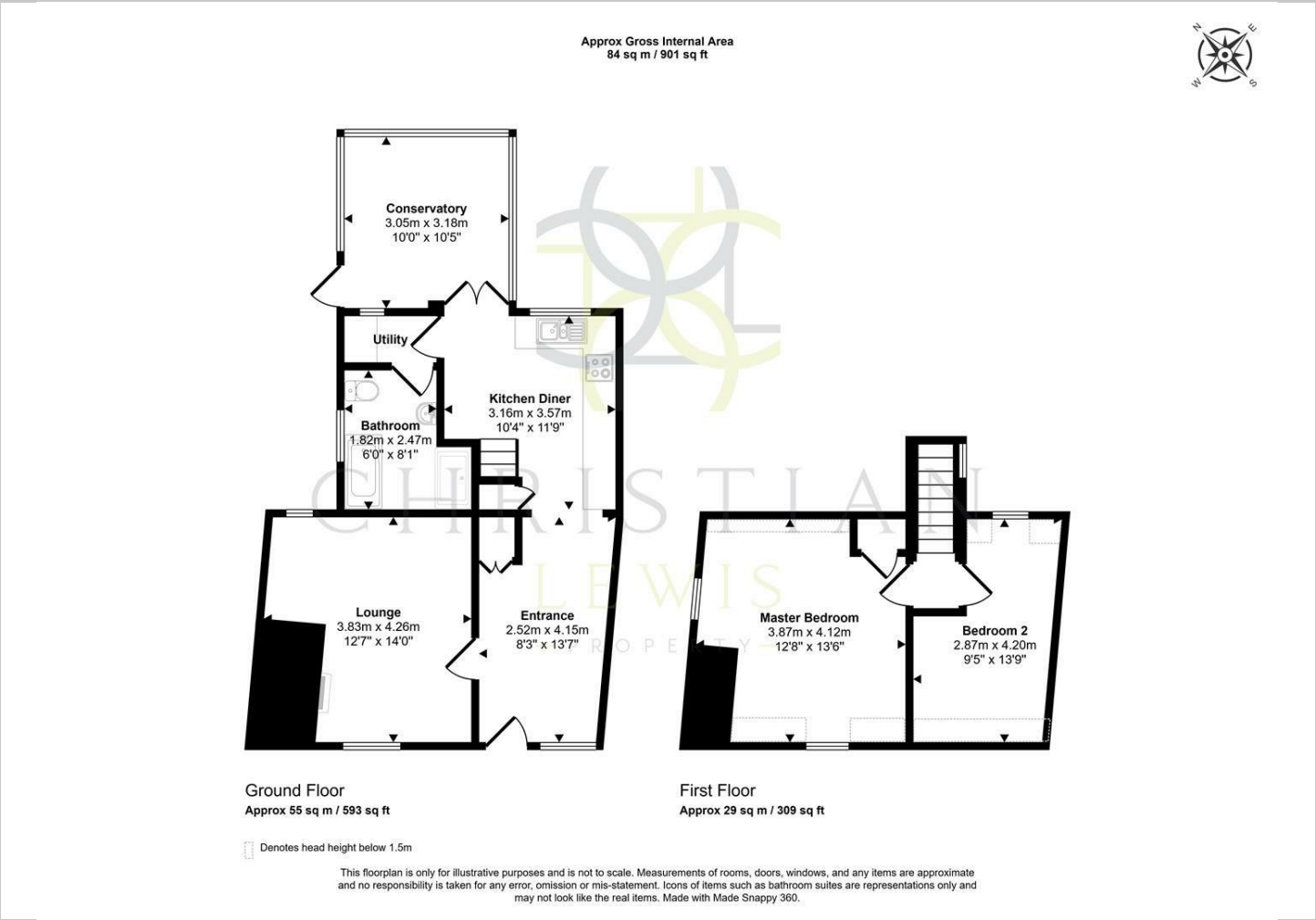
Floor Plans



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.

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