



VAUGHANREYNOLDS
ESTATE AGENTS

31 Main Street
Bretforton, Evesham, WR11 7JH

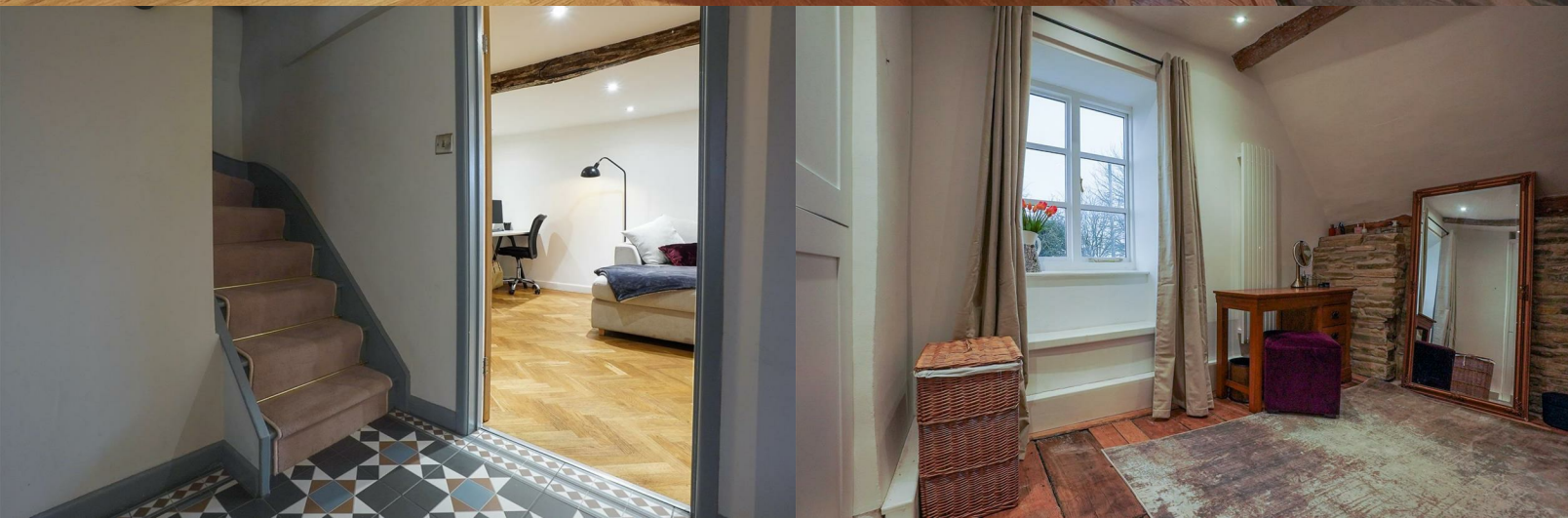


The Property

Situated within a cluster of other period homes, this grade II listed stone cottage is believed to date back to the 14th Century and formed part of a wider estate in the heart of Bretforton, a popular village located on the Worcestershire, Warwickshire and Cotswold borders. Having been sympathetically updated in recent times throughout, this attractive home now affords the perfect blend of period charm and modern refinement. With immense potential for a variety of uses from a permanent residence, pied-a-terre or a holiday let cottage, this turn home requires internal viewing to be fully appreciated, and in brief comprises;

You enter the property via an enclosed porch, which leads to an inviting reception hall with geometric tiled floor and stairs rising to the upper level. The kitchen is located to front, is fitted with a bank of bespoke storage, complimented by classic shaker door fronts and contrasting solid wood worksurfaces over, inset Belfast sink, oven, hob and extractor. There is also space for a freestanding fridge freezer and washing machine.

Continuing to the living room, this cosy space enjoys a feature fireplace with inset multifuel stove, exposed beams and wood flooring throughout to a study space and onto a guest WC and cloaks.





To the first floor, a central landing with exposed stone, timber flooring and beams offers ample space for a home office space and provides access to two further character filled bedrooms. Vaulted ceilings give a sense of volume and space, working within the original structure and embracing its features. The bathroom is well equipped with a modern suite comprising a 'P' shaped bath with shower over, low level WC and wash hand basin. A pressurised water cylinder is neatly tucked away in a cupboard and serves the hot water and partial under floor heating.

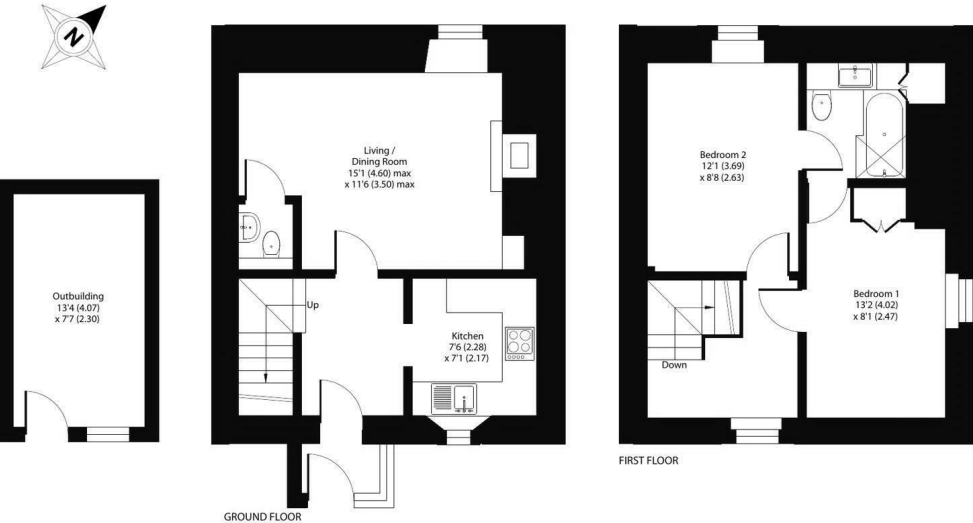
Externally, there is a useful brick built outhouse located in a shared courtyard, with power and lighting that serves as an excellent home office, gym or hobbies space. The garden is located away from the house and can be accessed via two separate points. This generous space is laid to lawn, with close board fencing to boundary providing a degree of privacy and seclusion and various interspersed shrubs and trees throughout. There is a summer house with power. To note, parking is 'on road', but you do have the facility to temporarily park in the courtyard whilst unloading your vehicle.



GENERAL INFORMATION

Main Street, Bretforton, Evesham, WR11

Approximate Area = 689 sq ft / 64 sq m
 Garage = 101 sq ft / 9.3 sq m
 Total = 790 sq ft / 73.3 sq m
 For identification only - Not to scale



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

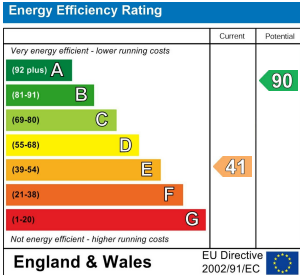
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Wychavon, Council Tax Band C

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