



Offenham



Nick
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ESTATE AGENTS

Offenham

Court Lane, Offenham, Evesham, WR11 8RP

Guide Price £1,400,000 Freehold

A stunning 6 bedroom country house, set in approx. 0.75 acres of beautifully manicured gardens.

Reception hall • drawing room • dining room • family room • study • kitchen/breakfast room • laundry room • 6 bedrooms • 4 bath/shower rooms • driveway & garage • detached barn • landscaped gardens

Description

A substantial Grade II listed property, full of charm, and believed in part to date back to the 14th Century. The generous and versatile accommodation includes a reception hall, 3 impressive reception rooms all with exposed timber beams and feature fireplaces, a study, magnificent kitchen/breakfast room with stable door to the rear garden, downstairs cloakroom, and a good size laundry room. Upstairs, there are 6 bedrooms and 4 bath/shower rooms, the master and guest bedroom both with en suite shower rooms. Outside, there is a 5 bar gated driveway leading to ample parking and turning for several vehicles, and a detached barn which has planning permission to be converted into a home office (Wychavon district council, Ref - 20/01836/LB). The beautifully tended gardens extend to approx. 0.75 acres and enjoy the most glorious far reaching views from the furthestmost point. There is also a single detached garage. Wychavon District Council Tax Band G.

Agents note - the entire roof was replaced in 2020/2021.

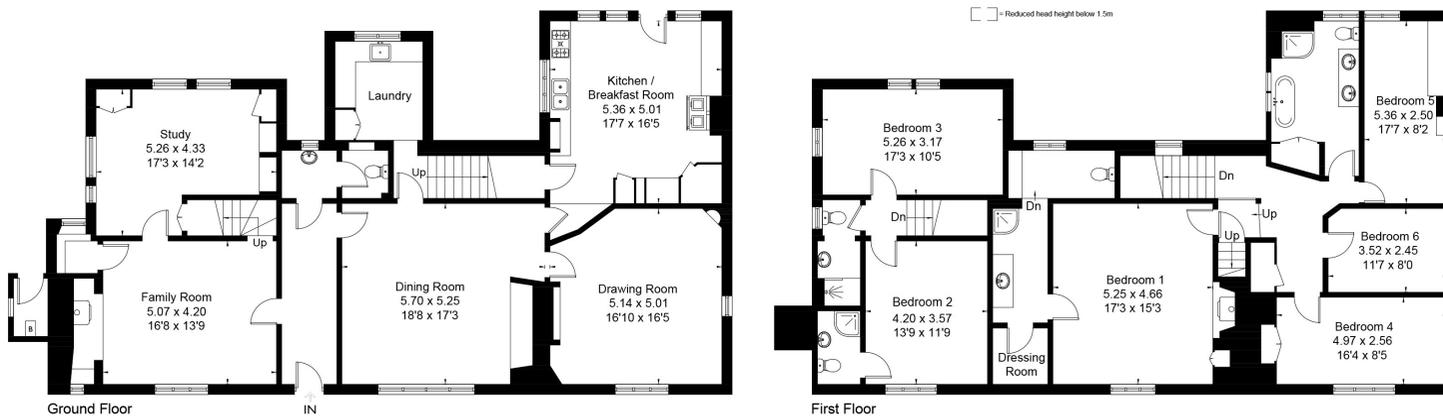
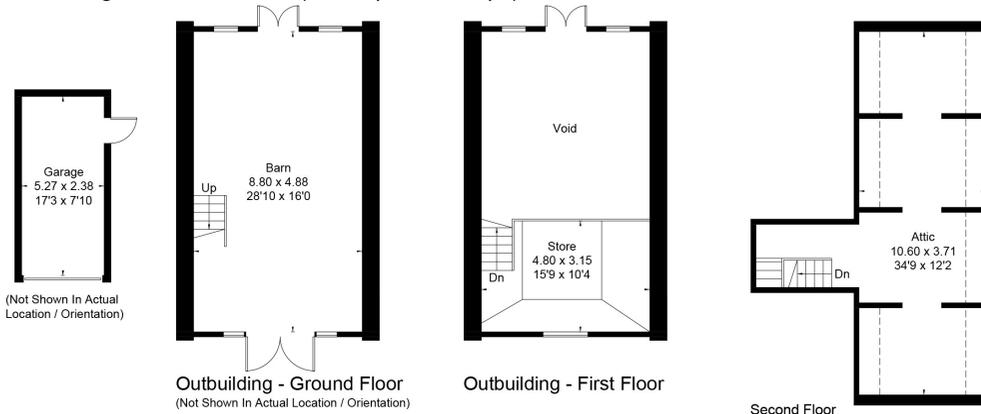




Situation

Situated on the edge of this popular village, close to excellent amenities including a primary school, parish church, village hall, post office, general store, an award winning micro brewery, and 2 excellent riverside public houses. Nearby is the historic town of Evesham with its delightful riverside park, picturesque abbey, and a range of shops including M&S and Waitrose. The larger centres of Worcester, Cheltenham and Stratford-upon-Avon are all within easy commuting distance.

Approximate Area = 364.5 sq m / 3923 sq ft
 Outbuildings = 71.6 sq m / 771 sq ft
 (Including Garage / Excluding Void)
 Total = 436.1 sq m / 4694 sq ft
 Including Limited Use Area (11.0 sq m / 118 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 321079

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