



5 Brookside, Evesham, WR11 2ND

Asking price £225,000





5 Brookside

Evesham, WR11 2ND

- Grade II listed 17th-century character cottage
- Exposed beams and wood-burning stove
- Tucked away position close to the town
- Oozing with character and charm
- Two ensuite bedrooms
- Generous and secluded private garden
- Riverside walks nearby

Tucked away in a wonderfully private setting, this beautiful Grade II listed 17th-century cottage is a rare piece of historic Evesham, combining a remarkable sense of seclusion with the convenience of being close to the town centre and riverside walks.

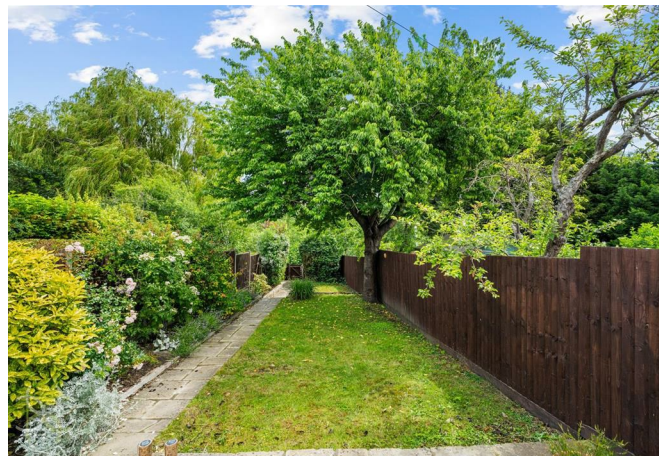
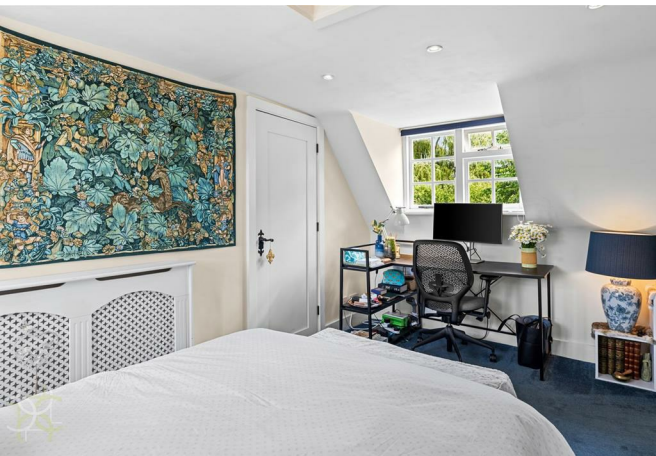
Approached via a peaceful tree-lined lane, the cottage feels almost hidden away. Its black-and-white timber-framed exterior immediately hints at the character within, where exposed beams, original timbers and a wood-burning stove create a home with genuine warmth and atmosphere.

At the heart of the cottage is the open-plan living and dining room. Extensive exposed beams, wooden floors and the wood-burning stove make this an especially inviting space in the winter months, while in warmer weather the cottage opens onto its secluded garden.

On the ground floor, the kitchen adjoins the living space along with a second bedroom with its own en-suite shower room.

Upstairs, the principal bedroom is a peaceful and characterful retreat with its own en-suite bathroom and lovely green outlook. The arrangement of a bedroom and bathroom on each floor also provides a useful degree of separation and privacy.

The generous garden is one of the cottage's most special features. The garden feels remarkably secluded, with mature trees and established planting creating a green outlook with very little sense of the surrounding town. From the cottage the garden provides a peaceful outlook, and the large patio offers a lovely spot for outdoor dining or simply enjoying the view.



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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 C

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.

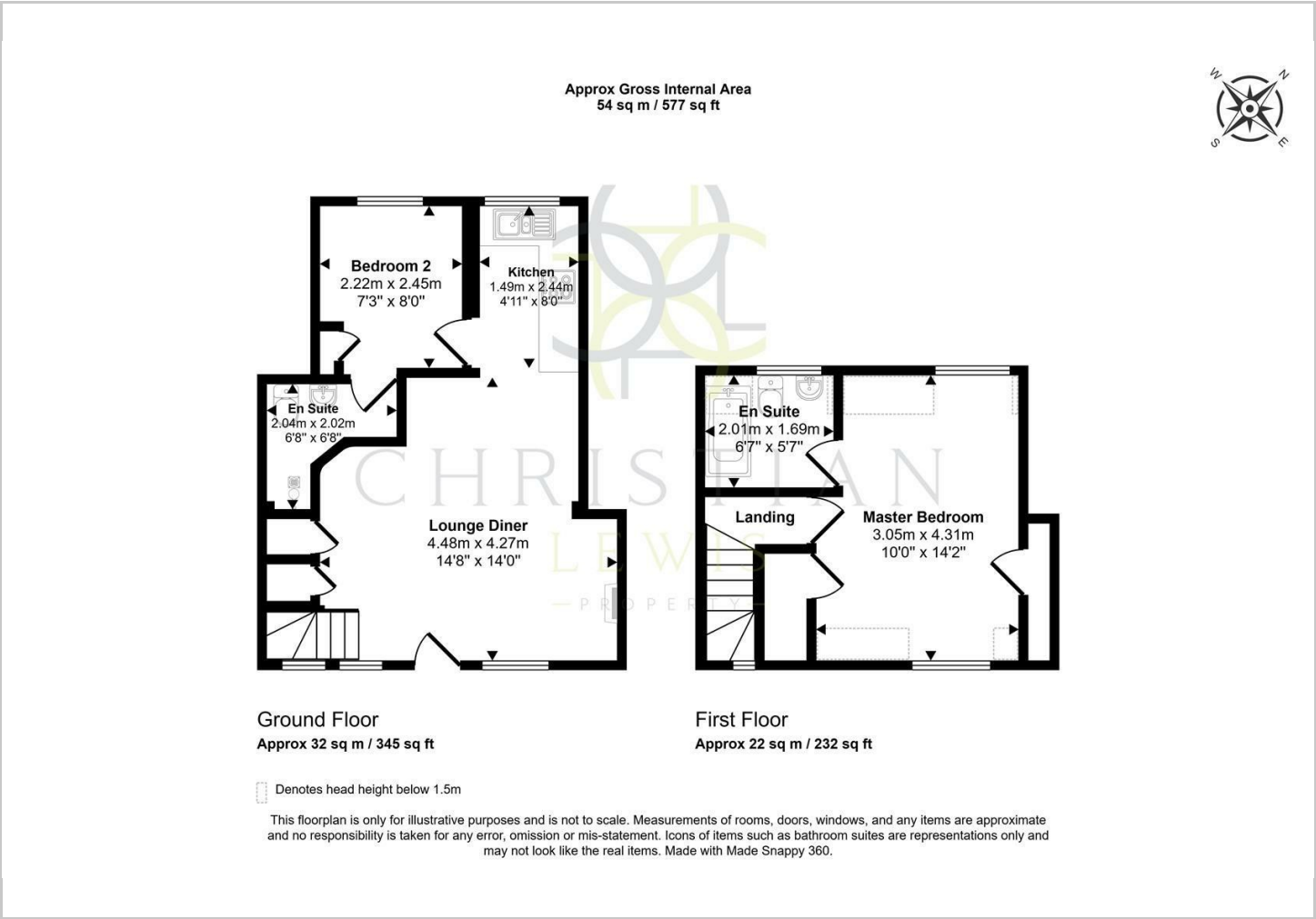
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.





Floor Plans



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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC