



Oak Tree Cottage, Evesbatch, Worcestershire

G HERBERT
BANKS

EST. 1898

Oak Tree Cottage
Evesbatch, Bishops Frome
Worcestershire
WR6 5BE

A wonderful country home with creatively designed accommodation.

Highly regarded village between Hereford and Worcester.

Entrance Porch, Reception Hall, Lounge, Study, Snug, Office, Side Hall, Living Room, Large Kitchen Dining Room, Utility, Cloakroom.

5 Double Bedrooms, 4 Bath/En-Suites.

In all about 2392 sq.ft.

Garage, large timber deck, parking for up to 8 cars, fore garden, large rear deck, external L-shaped studio, banked land with stream.

Situation

A rare opportunity to acquire a very appealing country home in a lovely rural setting set well back from any major road. Evesbatch is a charming small village with its picturesque Church of St Andrew and Evesbatch Court. The village lies amidst very attractive undulating countryside on the Herefordshire/Worcestershire borders.

Local amenities are available nearby with a small trading estate and the Wheatsheaf pub and in the close by village of Bishops Frome. More comprehensive facilities are available in the market town of Bromyard which is 4.6 miles distant, Ledbury 6.1 miles, Malvern 5.6 miles and Worcester 11 miles.

The surrounding area provides a range of educational establishments. There is M5 motorway access via junctions 6 and 7 at Worcester and junction 2 of the M50 south of Ledbury. Both Worcester and Malvern have rail connections to London Paddington and Birmingham.

Description

Originally a period cottage, this very impressive home has been substantially extended to provide generous and flexible double glazed family accommodation. The present owners have created a very stylish interior with many outstanding features.

This lovely house is approached by a wide entrance porch through to a central reception hall. Leading directly off this is the lounge with feature 12.5Kw wood/multi-fuel burner. On the other side of the hall is a useful study, snug and adjoining study, snug and adjoining office.

Side corridor leads to yet more space with an attractive living room with striking fireplace.

An active hub of the house is the large and superbly appointed dining kitchen. This includes an extensive range of ash cabinets and composite stone working surfaces over. There are excellent appliances including a 5 ring LPG hob with extractor over, 3 Neff electric hide and slide ovens and an integrated combination oven, tiled natural slate floor and large pantry incorporating a further freezer. Rear utility area with ceramic sink unit and plumbing for washing machine and dishwasher. Cloakroom.

There are 5 superb double bedrooms, 1 double, 3 king size and 1 super king size with a variety of features. There are 4 bathrooms/en-suite. The fabulous 5th bedroom is served by a separate staircase and has a luxurious bathroom, freestanding composite stone bath, a 1200 X 900 shower with handset, Monsoon and waterfall feature. The bathroom also has a waterproof 32" integral smart TV and the end of the bath. This one area of the house offers scope for guest / Air B&B if required.

Outside

Integral garage and 2 parking areas large enough for 8 cars.

Fore garden with dual side access. Long wrap around timber decking providing good entertaining space and prominently set above a stream with block of banked land overlooking an orchard. Useful timber L-shaped studio (currently being used as storage) Brick built store.

GENERAL INFORMATION

Services

Mains electricity and water. LPG central heating. Private drainage.

Local Authority

Herefordshire Council Tel: 01432 260500

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting: www.gov.uk/find-energy-certificate.

The EPC was carried out in February 2024 with a rating 51/E; potential 81/B.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing by Appointment

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

From Worcester take the Hereford A4103 road. Before reaching Frome Hill take the right hand turn into Evesbatch. Proceed before locating the property ahead on your left-hand side.



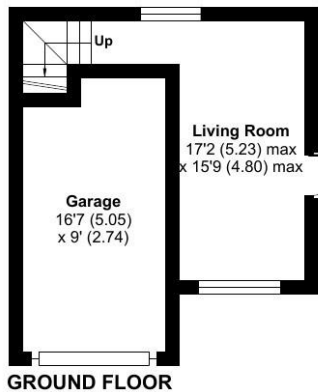
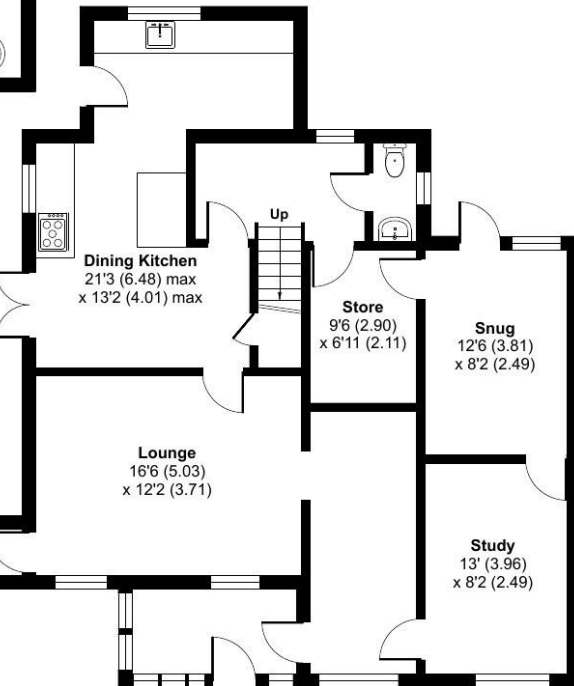
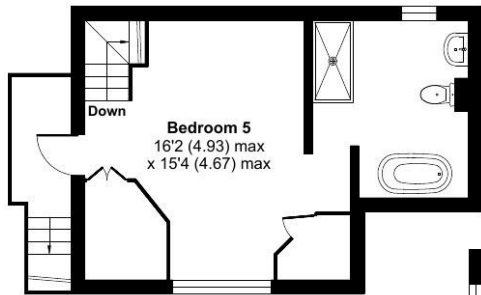
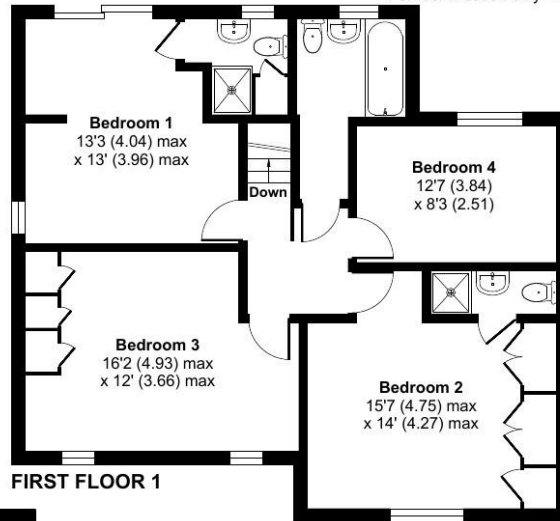
OAK TREE COTTAGE

Approximate Area = 2392 sq ft / 222.2 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 2530 sq ft / 235 sq m

For identification only - Not to scale





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