Sanders&Sanders

BREWERS COTTAGE BIDFORD ROAD CLEEVE PRIOR



A unique opportunity to acquire a most charming, stone-built, grade II listed period cottage, boasting a wealth of charm and character with exposed timbers, internal stone stairwells and inglenook fireplace with original oven. Located within easy reach of countryside walks, within a small Worcestershire village and offering delightful accommodation to include: Entrance Hall with vaulted ceiling, living room, dining room, kitchen, utility room, downstairs bathroom, additional separate WC and rear lean-to. First floor double bedroom leading into a dressing room/occasional bedroom and stone stairwell rising to the attic area with roof lights (currently used as an office). Most splendid and generously sized rear garden enjoying open aspect countryside views to the rear.

£295,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB. Tel: 01789 766771 E-mail: alcester@sanders-sanders.co.uk

Web: www.sanders-sanders.co.uk

Bidford Road, Cleeve Prior, Evesham, Warwickshire, WR11 8LQ

Dining Room

Entrance Hall



Living Room 14'4" (4.38m) x 11'3" (3.42m)





Utility Room 10'2" (3.09m) x 5'7" (1.71m)





Kitchen 10'11" (3.32m) x 7'9" (2.35m)

10'4" (3.14m) x 6'10" (2.09m)

Kitchen

Downstairs Bathroom 6'4" (1.92m) x 5'5" (1.65m)



Rear Lean-To 15'7" (4.75m) x 7'0" (2.13m)

Downstairs WC



Landing



Bedroom One 13'11" (4.25m) x 12'0" (3.67m)



Dressing Room/Occasional Bedroom 9'9" (2.97m) x 8'2" (2.48m)



Attic Area 13'11" (4.25m) x 12'0" (3.67m)

Eaves Storage 12' (3.67m) x 8'2" (2.48m)

Rear Garden







Floor Plans & Property Details Disclaimer



These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling, or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.





Rights of Access

There is a right of access to the property over a stone courtyard owned by the neighbouring property. There is a prescriptive right of way on foot only in favour of 'The Old Cider Mill' across a small area of land situated to the side of the hall of Brewers cottage.

Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained here in do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses including purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.