



Allan Morris
estate agents

**Rous Lench, Evesham,
Worcestershire.**

Mistletoe House, Rous Lench, Evesham, Worcestershire. WR11 4UW

Features

- Extended Grade II Listed Character Cottage
- Generous living accommodation & 3 Bedrooms
- Double Garage with permission to add dormer to create office space
- Driveway and generous double Garage
- Delightful private gardens
- Sought after village location

A stunning, sympathetically extended and improved detached three bedroom Grade II Listed Cottage, enjoying a generous garden of approx 0.25 acre and situated in the highly sought after village of Rous Lench. What3Words chilling.drivers.summaries

Accommodation briefly comprises: Entrance Hall, spacious Living Room, Kitchen / Breakfast Room, Sitting Room, Study area and downstairs Cloakroom. On the first floor: Three Bedrooms, Landing with very generous Storage, and Family Bathroom.

Outside: Generous driveway, double Garage with spacious storage space over and glorious well tended gardens with pleasant outlook. The property further benefits from an extra small parcel of land adjacent to the property.

LOCATION:

The property is located in the small village of Rous Lench, with village green, Village Hall and 12th Century Church. Surrounded by glorious countryside, the location is ideally placed for easy access to a number of local towns, to include Evesham, Pershore, Alcester and Droitwich, as well as simple access back to Worcester city and motorway links, North and South. The property also falls into a popular school catchment for both Primary and Secondary options.





Directions:

From Worcester City centre proceed in an easterly direction on the A422 signposted Stratford-upon-Avon. Proceed through the villages of Upton Snodsbury and Flyford Flavell, on arriving in the village of Radford, turn right signposted to Rous Lench. When you arrive in the village of Rous Lench, take a right hand turn on arriving at the Village Green. Follow the road around, go around the left hand bend, where Mistletoe House can be found on the left hand side after a short distance, as indicated by our For Sale board.

AGENT'S NOTE:

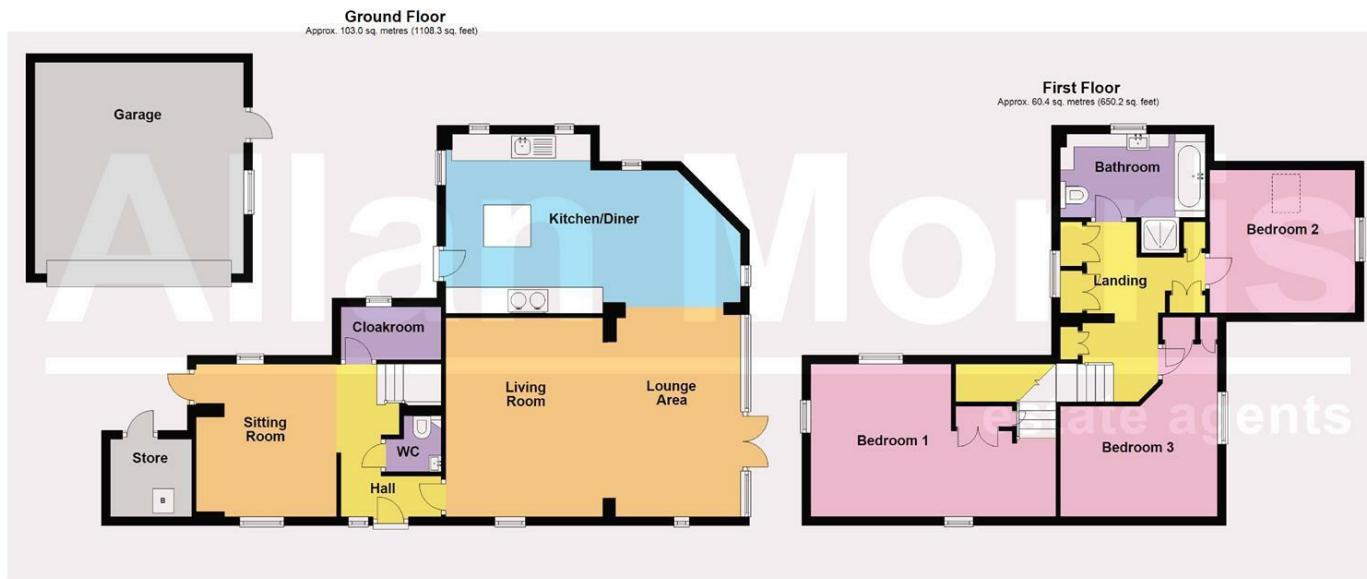
The Garage has permission granted for a dormer window and offers great potential to create a Home Office space, if required.

Useful Information:

Tenure: Freehold

EPC Rating: Grade II Listed

Council Tax Band: E



General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan Measurements:

KITCHEN / BREAKFAST ROOM:
21'1" x 13'4"

SPACIOUS LIVING ROOM:
22'6" maximum x 14'3"

SITTING ROOM:
10'11" x 10'5"

STUDY AREA:
7'11" x 4'2"

STORE ROOM / BOILER ROOM:
6'7" x 5'6"

BEDROOM 1:
17'8" maximum x 11'0" maximum

BEDROOM 2:
12'5" x 9'7" maximum

BEDROOM 3:
10'6" x 9'10"

BATHROOM:
10'0" x 6'3"

DOUBLE GARAGE:
16'2" x 15'8"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ