



**Allan Morris**  
estate agents

**Evesham Road, Egdon,  
Worcestershire.**

## Old Brook Cottage, Evesham Road, Egdon, Worcestershire. WR7 4QR

### Features

- 2 Bedroom semi detached Cottage
- Potential to upgrade and extend
- Sitting Room with woodburner
- Downstairs Bathroom
- Ample parking, detached Garaging + Carport
- Large established garden to side + views to rear
- NO ONWARD CHAIN

A charming two bedroom semi detached Cottage, offering much potential to upgrade and extend, situated within easy reach of Worcester City and major transport links.

Accommodation briefly comprises: Accessed via rear elevation into Conservatory/Utility with plumbing, etc. for washing machine, far reaching views to the rear over farmland with the Malvern Hills in the distance, Kitchen with walk-in pantry again to the rear elevation, downstairs Bathroom with airing cupboard and separate W.C., Sitting Room to front elevation with woodburner, 2nd Reception/Dining Room with sliding door to side elevation and garden. On the first floor: Good size double Bedroom with built-in wardrobe and views to front and side elevation, 2nd Bedroom with access to attic and views over farmland and the Malvern Hills in the distance.

Outside: Ample off road parking and foregarden, detached Garage with power and light, Carport, further large mature lawn and patio area. To the rear are stunning views over open farmland with the Malvern Hills in the distance.





### Directions:

From Sidbury proceed out along London Road and at the 1st roundabout take the 2nd exit onto the A44, signposted M5 and Evesham. At the next roundabout take the 1st exit onto the A4440, signposted Evesham and Stratford. At the next roundabout take the 3rd exit onto the A44, signposted Evesham and Stratford A422. At the next roundabout take the 3rd exit onto the A44, signposted Evesham and Pershore. Continue along this road passing through Sneach Hill, where Old Brook Cottage can be found on the right hand side, as indicated by our For Sale board.

WAM 7241

### Useful Information:

Tenure: Freehold

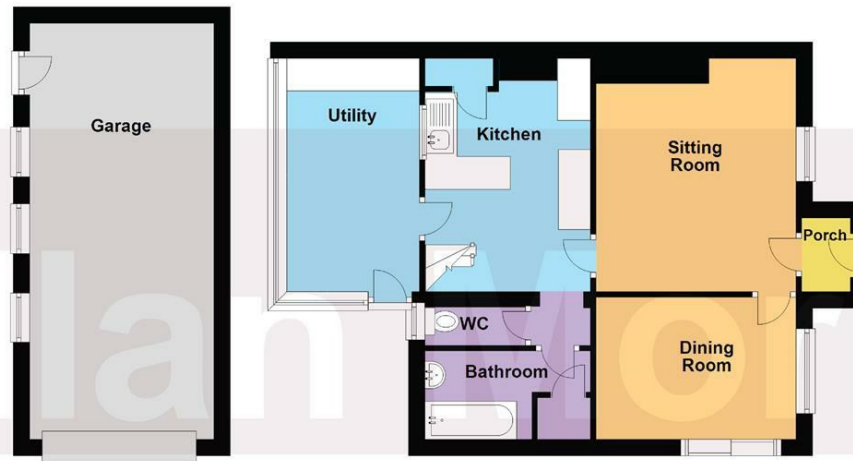
EPC Rating: E

Council Tax Band: C





**Ground Floor**  
Approx. 85.4 sq. metres (918.8 sq. feet)



**First Floor**  
Approx. 29.1 sq. metres (312.9 sq. feet)



Total area: approx. 114.4 sq. metres (1231.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Floorplan Measurements:

KITCHEN:  
12'5" x 10'5"

CONSERVATORY / UTILITY:  
14'5" x 8'2"

DOWNSTAIRS BATHROOM:  
9'6" x 5'2"

SITTING ROOM:  
14'1" x 12'5"

DINING ROOM / 2ND RECEPTION:  
12'1" x 8'10"

BEDROOM 1:  
14'1" x 12'9"

BEDROOM 2:  
10'9" x 9'10"

GARAGE:  
25'11" x 10'9"

## 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.

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ