



Red Lane, Hampton
Evesham, Worcestershire, WR11



Beyond your expectations

An attached period farmhouse with option for additional land.

Hamptons International

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Reception hall | sitting room | dining room | family room | kitchen/breakfast room | utility/boot room
| 4 bedrooms | 2 bathrooms | triple garage | extensive gardens and small paddock | additional land
available by separate negotiation.

Offers in excess of £575,000 Freehold

Description

An extended period farmhouse adjacent to open farmland and situated down a mile of part-made track.

Thought to date back to the late C18th and listed Grade II, the property is principally constructed of brick beneath a tiled roof and has been altered and updated over recent years to include a substantial extension to the rear. The property offers expansive accommodation over three floors and features a number of period features including stone flagged floors, open fireplaces and many exposed beams. Contemporary benefits include LPG central heating and a superb kitchen/breakfast room with granite work tops - the Aga shown is available by separate negotiation. Being surrounded by open countryside the property enjoys some lovely open views and is offered for sale with the option to purchase additional land if required.

Outside

Gated access off Red Lane to a sweeping drive which leads to the front of the house and provides access to the triple garage with power and light connected. Expansive lawned gardens interspersed with established trees and open to the rear allowing for an open aspect over the adjoining farmland. In all approximately 1.3 acres.

Location

The property is situated in a rural location about 1 mile outside Hampton, a village with local facilities situated to the west of Evesham. Evesham is a vibrant market town

on the river Avon, and provides a wide range of amenities including schooling for all age groups and a mainline railway with regular services to London Paddington. The larger centres of Stratford-upon-Avon (15 miles), Worcester (15 miles) and Cheltenham (17 miles) provide more comprehensive, cultural, educational and shopping facilities.

Additional Information

The small paddock to the front and land to the rear is available to purchase in varying areas. The agricultural access will remain in the ownership of the current landowners granting right of way where necessary. Mains electricity and water connected, LPG Central heating. Council Tax Band E.

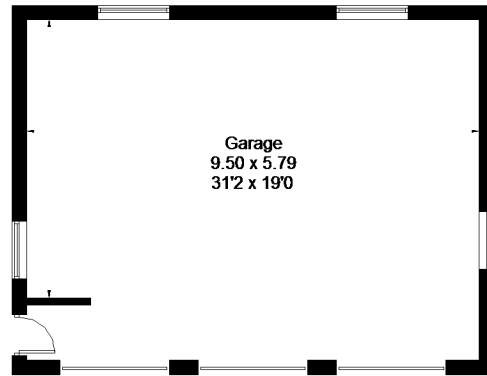


Red Lane, Hampton

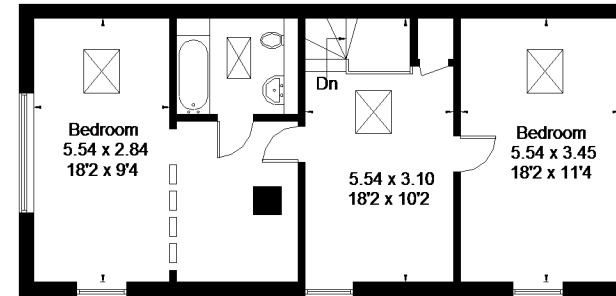
Approximate Gross Internal Area = 282.7 sq m / 3043 sq ft

Garage = 67.4 sq m / 726 sq ft

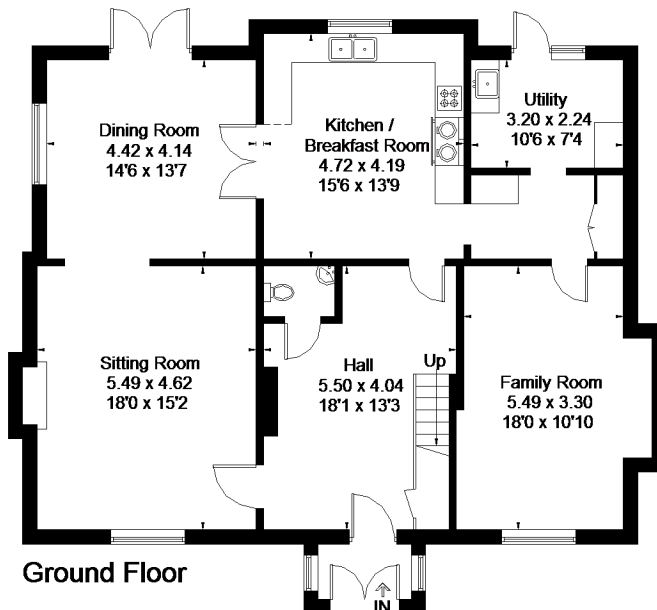
Total = 350.1 sq m / 3769 sq ft



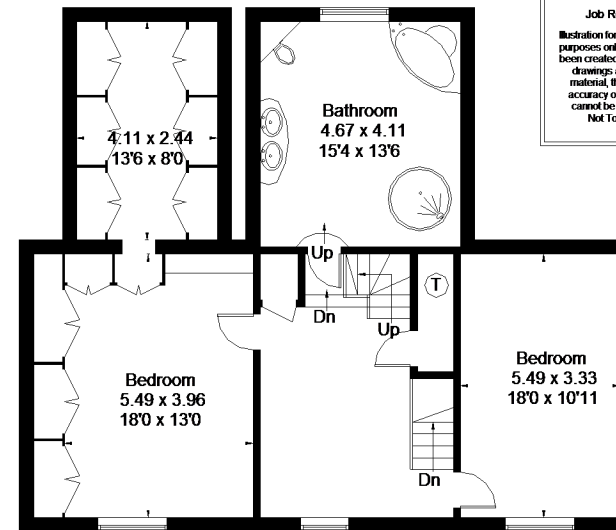
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

Job Ref: 171262
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

