



Leggett & James

The Vale of Evesham Property Experts



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Hinton-On-The-Green, Evesham, WR11 2QU

Price Guide £350,000



****FOR SALE BY INFORMAL TENDER - CLOSING DATE NOON THURSDAY 23 APRIL 2026*****

Nestled in the charming village of Hinton-On-The-Green, Evesham, this delightful detached cottage presents a unique opportunity for those seeking a project to create their dream home. With a generous plot size, the property offers ample outdoor space.

The existing property comprises of two reception rooms, a kitchen, ground floor bathroom and three double bedrooms. Outside there is a large garden, an attached barn and a brick built outbuilding.

The absence of a chain means you can move forward with your plans without delay, making this an attractive proposition for both first-time buyers and seasoned investors alike.

With its idyllic setting and spacious grounds, this property is a rare find in the heart of Hinton-On-The-Green.



Overage and Restrictive Covenant

The property will be sold subject to an overage clause reserving 40% of any increase in value of the land, as a result of planning permission being granted for any additional dwelling or an alternative use for a term of 50 years.

However, the overage will not be triggered by planning permission granted for either an extension of the existing dwelling or for its demolition and replacement, nor for any domestic garaging, or outbuildings ancillary to the use and occupation of the property as a single residential dwelling.

Restrictive Covenant

The property will be sold to a restrictive covenant, limiting the use and occupation of the property to a single residential dwelling.

Entrance Porch

Having an obscure glazed door, obscure glazed window to the side and a door to:

Living Room 18'5 x 17'0 (5.61m x 5.18m)

Having two double glazed windows to the front, a glazed window to the rear, electric storage heater, inglenook fireplace with wood burning stove, exposed ceiling beams, a door to the stairs, door to inner hall and a door to:

Dining Room 17'0 x 8'6 (5.18m x 2.59m)

Having a double glazed window to the front, glazed window to the side, open fireplace and exposed ceiling beams.

Inner Hall

Having an obscure double glazed door to the side and doors to the bathroom and the kitchen.

Ground Floor Bathroom 10'7 x 5'7 (3.23m x 1.70m)

Having an obscure glazed window to the side, wall mounted electric bar heater and a suite comprising of low level WC, pedestal wash hand basin and panel bath.

Kitchen 14'5 x 6'6 (4.39m x 1.98m)

Having a double glazed window to the rear, glazed window to the side and a pantry cupboard.

Landing

Having a glazed window to the rear, electric storage heater, airing cupboard and doors to:

Bedroom One 17'1 x 14'1 (5.21m x 4.29m)

Having a double glazed window to the front, exposed floorboards and exposed ceiling beams.

Bedroom Two 13'2 x 12'6 (4.01m x 3.81m)

Having a double glazed window to the front, store cupboard, exposed floorboards and exposed wall and ceiling beams.

Bedroom Three 14'5 x 12'8 (4.39m x 3.86m)

Having a double glazed window to the rear, electric storage heater, exposed floorboards and exposed ceiling beams.

Attached Barn 26'0 x 11'9 approx (7.92m x 3.58m approx)

This open sided wooden barn creates a useful storage space.

Outside

The property occupies a generous plot with a five bar gate providing access for off road parking. There is a brick built outhouse, and gardens that extend to the rear and side.

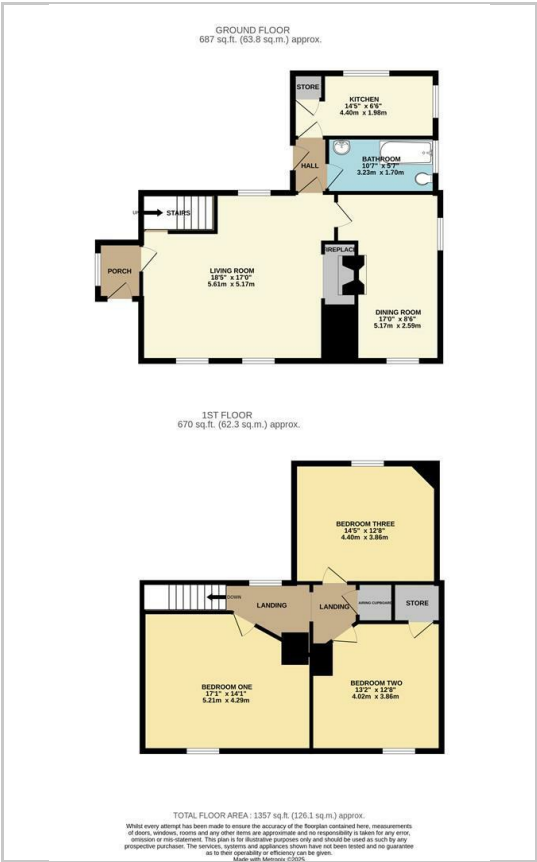
Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

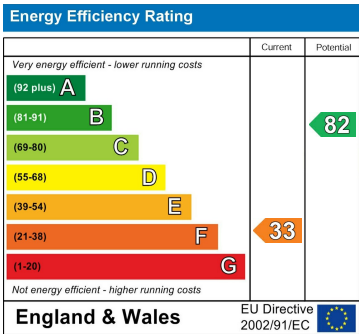
Area Map



Floor Plans



Energy Efficiency Graph



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