

# MAGGS & ALLEN

IVY COTTAGE SCHOOL LANE  
BRETFTON, EVESHAM, WR11 7JG

**Guide Price: £90,000+**

- 25 June LIVE ONLINE AUCTION
- Charming Grade II listed thatched cottage
- New thatched roof (2025)
- In need of internal refurbishment
- Picturesque village of Bretforton
- Excellent potential to add vale
- Ideal residence or holiday let



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

CHARMING PERIOD THATCHED COTTAGE FOR RENOVATION IN STUNNING VILLAGE LOCATION

#### DESCRIPTION

Step back in time as you enter this charming Grade II listed thatched cottage, situated on the sought-after School Lane in the picturesque village of Bretforton. Full of character and original features throughout, the property offers a rare opportunity to restore and enhance a truly unique home. We understand from the seller, the roof was re-thatched in 2025, and while the cottage would benefit from internal refurbishment, it provides excellent potential to add value.

On the ground floor the cottage comprises of two reception rooms, kitchen, bathroom with addition WC. The first floor consists of two good sized rooms. Externally, Ivy Cottage benefits from gardens to the front and rear, adding to its appeal and potential.

Offering a wealth of charm and history, this delightful home would make an ideal residence or holiday let, subject to any necessary consents. It enjoys a peaceful village setting with attractive surroundings, while remaining conveniently located for access to nearby Evesham and the wider Worcestershire countryside.

#### LOCATION

Situated in the highly desirable village of Bretforton, Ivy Cottage on School Lane enjoys a peaceful rural setting within the Vale of Evesham. The village is well known for its strong, historic charm and attractive countryside surroundings. Bretforton offers a range of local amenities including a well-regarded village pub, primary school and scenic walks, while nearby Evesham provides a wider selection of shops, supermarkets, leisure facilities and rail links. The location is well placed for access to the Cotswolds, Worcester, Cheltenham and major road networks, making it ideal for both private buyers and investors.

#### ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

#### COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

#### TENURE

The property is for sale on a freehold basis.

#### SITE PLAN & AERIAL IMAGES

The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: G

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

#### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

#### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

#### PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

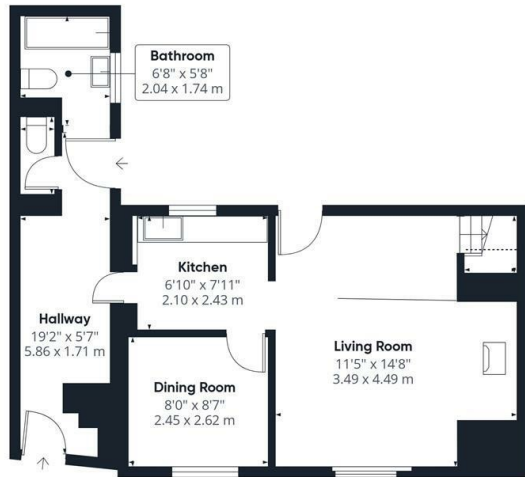
#### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Ground Floor



Floor 1



Approximate total area<sup>m</sup>

807 ft<sup>2</sup>  
75.1 m<sup>2</sup>

Reduced headroom

69 ft<sup>2</sup>  
6.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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