



**Brook Lane, Charlton, WR10 3LG**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A beautifully presented two-bedroom semi-detached cottage situated in the highly desirable village of Charlton, ideally positioned between Evesham and Pershore. This charming home offers a perfect blend of character and modern living, and is offered to the market with no onward chain.

The accommodation comprises a welcoming lounge with feature fireplace and staircase to the first floor. The adjoining dining room provides a generous entertaining space and leads to the modern fitted kitchen at the rear, which features a smart layout and access to the utility area and downstairs WC.

Upstairs, the property includes two well-proportioned bedrooms with feature fireplaces and a stylish family bathroom. Bedroom one spans the full width of the property, offering ample space and natural light, while bedroom two enjoys views over the rear garden.

Outside, the front of the property has a lawned garden and extensive block paved driveway providing ample off-road parking to the front and side. The rear garden is low maintenance and laid mainly to block paving with a seating area. A spacious summer house and garden shed offer excellent storage or potential for hobby space or office use.

This home is ideally suited for buyers seeking a peaceful village lifestyle with modern comforts and is ready to move straight into.





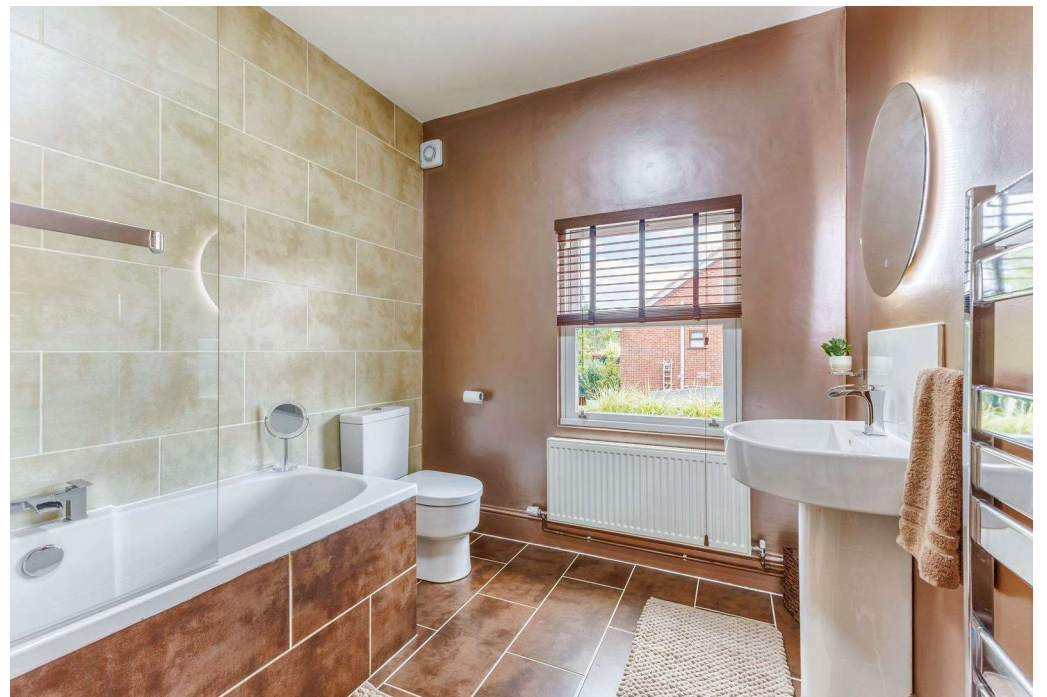


## Key Features

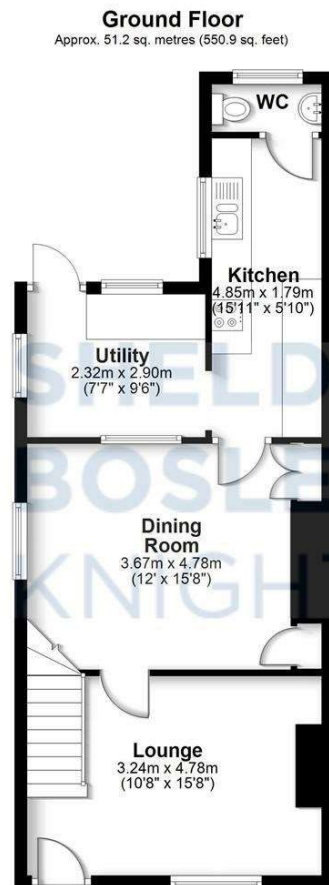
- TWO BEDROOM SEMI-DETACHED COTTAGE
- SET IN POPULAR VILLAGE OF CHARLTON
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE AND DINING ROOM
- MODERN KITCHEN WITH UTILITY AND WC
- GENEROUS BEDROOMS AND FAMILY BATHROOM
- BLOCK PAVED FRONT AND SIDE PARKING
- LOW MAINTENANCE GARDENS FRONT AND REAR
- SUMMER HOUSE AND GARDEN SHED INCLUDED
- EPC RATING = D

**Guide Price**  
**£350,000**









Total area: approx. 84.5 sq. metres (909.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority  
Wychavon District Council





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

**SHELDON  
BOSLEY  
KNIGHT**

LAND  
AND  
PROPERTY  
PROFESSIONALS